



11 Woodgate, Watford

Guide Price £480,000

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Woodgate

WWatford

Sold with no upper chain is this traditional 1950's home, in a wonderful location on this quiet cul-de-sac, overlooking a small green and woodland.

The house itself requires some modernisation, but offers fantastic potential to remodel or to extend and develop further (STPP).

The accommodation is spacious and well laid out, with a comfortable living room with bay window sitting semi open-plan to the dining room. Adjacent, is the functional kitchen, which offers views over the garden and leads out to the covered side passage, which doubles up as a utility space and houses the downstairs W/C. To the first floor, there are 3 well appointed bedrooms and family bathroom with separate toilet.

Externally, the rear garden is low maintenance and houses a number of outbuildings. Side access leads you to the front of the house, where there is plenty of frontage and a gated driveway.





Woodgate

Watford

The property is close to both Leavesden and Woodside parks, and the residential area of Leavesden is close to Abbots Langley where its High Street has a number of shops catering for most daily requirements. For a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles. For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London, Euston and Junction 20 of the M25 is approximately a distance of two miles.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No upper chain
- Spacious living and dining rooms
- Quiet cul-de-sac overlooking woodland
- Driveway
- Range of outbuildings
- Low maintenance rear garden
- Excellent potential





General information

Services

Mains electricity, gas, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and fittings

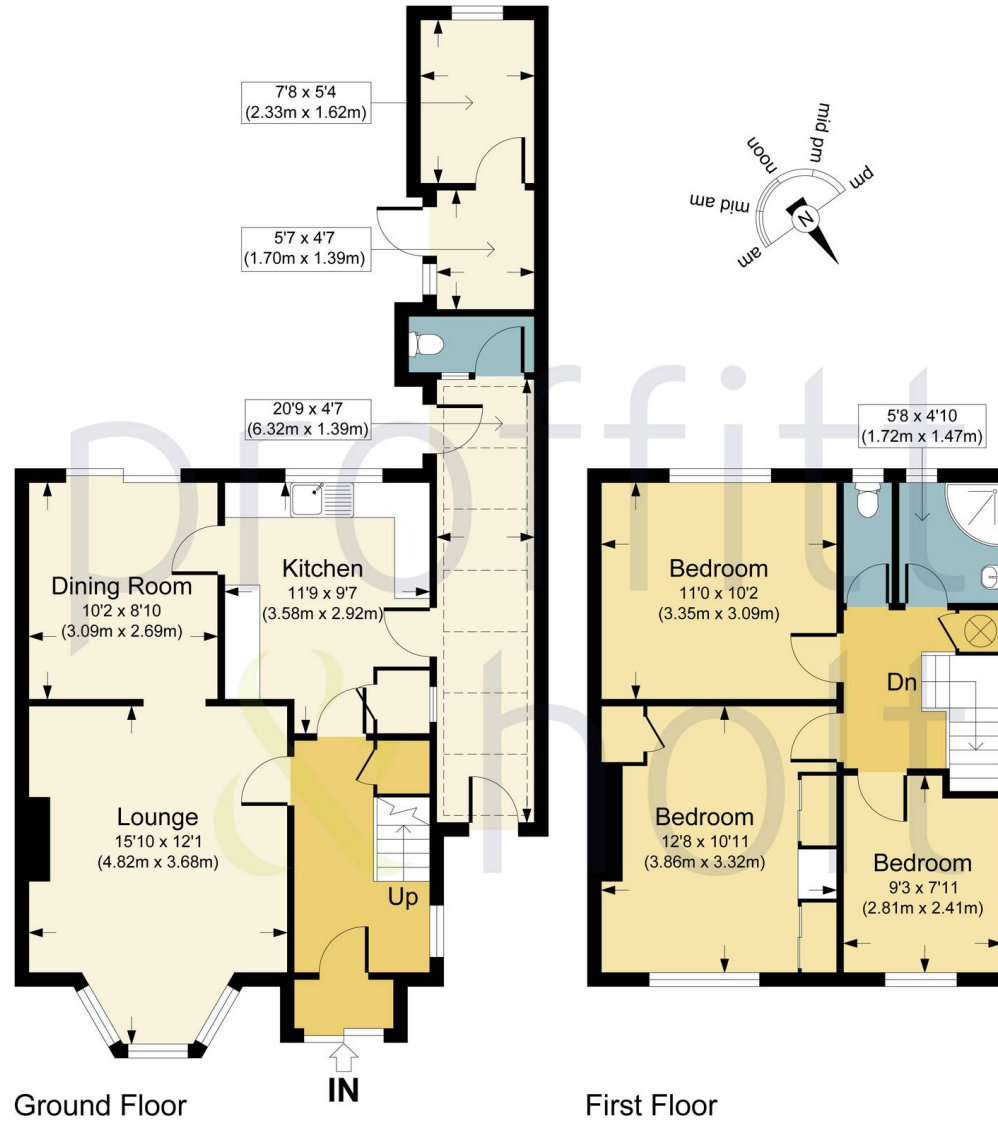
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

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WOODGATE, WD25

APPROX. GROSS INTERNAL FLOOR AREA 1074.56 SQ FT / 99.83 SQ M.

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