



Balmoral Road, WATFORD WD24 4HA

This delightful four bedroom semi-detached family home is offered to the market in excellent condition and provides ample living accommodation throughout. Upon entrance you will find a stunning lounge which features a bay window and flows round to a lovely dining room. There is also a modern fitted kitchen, a large utility room that leads onto a second kitchen and living room. Upstairs consists of four good sized bedrooms of which three of the rooms boast built in wardrobes / cupboards. The fourth bedroom is accessible from stairs in the second lounge and you will also find a stylish family sized bathroom. There is also a modern shower room. Externally the property has a large double garage, driveway, double glazing and a beautiful private rear garden that you can access through the utility room, dining room and side entrances. This fantastic family home is located only 1 mile away from Watford Junction, ideal for commuters. Local shops, schools and all other amenities are only a short distance away. Major road links such as the M1, M25 and A41 are all within easy access.





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Porch

5' 10" x 2' 6" (1.78m x 0.76m)

Entrance Hall

9' 7" to max x 5' 11" to max (2.92m to max x 1.80m to max)

Lounge

12' 11" to max x 11' 4" to max (3.94m to max x 3.45m to max)

Dining Room

11' 11" x 10' 4" (3.63m x 3.15m)

Lounge Two

14' 11" x 12' 4" (4.55m x 3.76m)

Kitchen

11' 7" x 8' 4" (3.53m x 2.54m)

Kitchen Two

8' 7" x 7' 3" (2.62m x 2.21m)

Utility Room

8' 7" x 4' 7" (2.62m x 1.40m)

Landing

7' 11" x 5' 6" (2.41m x 1.68m)

Bedroom One

14' into bay x 11' 1" to max (4.27m into bay x 3.38m to max)

Bedroom Two

11' 7" to max x 11' 1" to max (3.53m to max x 3.38m to max)

Bedroom Three

8' 11" x 8' (2.72m x 2.44m)

Bedroom Four

12' 4" x 11' 6" (3.76m x 3.51m)

Bathroom

12' 4" x 8' 7" (3.76m x 2.62m)

Shower Room

8' 8" x 7' 9" (2.64m x 2.36m)

Double Garage

19' 8" x 19' 7" (5.99m x 5.97m)

welcome to

Balmoral Road, WATFORD

- Immaculate Four Bedroom Semi-Detached House
- Stunning Private Rear Garden
- Two Modern Kitchens
- Large Bathroom & Shower Room
- Double Garage

Tenure: Freehold EPC Rating: C

PRICE:

£650,000

"...This immaculate four bedroom semi-detached family home is located on Balmoral Road only 1 mile away from Watford Junction..."



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Property Ref:
WAF102646 - 0002

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