

Brightwell Road, Watford, WD18 0SH



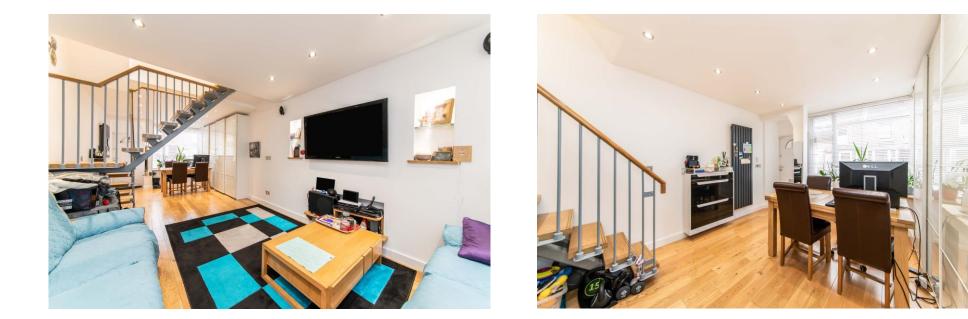
Very well presented terraced home, modern aesthetic with the added benefit of a loft.

This family home offers approximately 972 square foot of living accommodation over three floors with the potential of either a third bedroom or dressing room off the main bedroom.

The entrance leads to a spacious living area separated from the well-lit, fully equipped kitchen through to the bathroom which includes a window for ventilation. The stairs lead to the second floor where the bedrooms are located.

The second set of stairs, well-placed in bedroom two, allow you to access the loft room which has the potential to be another bedroom, office space or media room.

To the rear of the property, lays a private, easy to maintain and fully fenced garden mainly laid to lawn with a small paved area ideal for entertaining or relaxing and great potential for creative gardeners.







- Two / Three Bedrooms
- Through Lounge
- Modern Fitted Kitchen
- Bathroom (Ground Floor)



- Useful Loft Room
- Private Rear Garden
- Gas Central Heating
- On Road Permit Parking
- EPC rating: D





Property Ref: WAF102627



Total floor area 90.3 sq.m. (972 sq.ft.) approx

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.

see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk

check out more properties at brownandmerry.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







01923 248861



Watford@brownandmerry.co.uk



104 The Parade, Watford, Hertfordshire, WD17 1AW



brownandmerry.co.uk