



Tolpits Lane, Watford, WD18 7ST

welcome to

Tolpits Lane, Watford

Located on Tolpits Lane in West Watford is this beautiful five bedroom semi-detached family home. With excellent living accommodation and beautiful decor throughout this property is one not to be missed!





Ground Floor



First Floor

Entrance

Reception Room / Lounge
11' 5" x 9' 11" (3.48m x 3.02m)

Kitchen / Lounge / Diner
23' to max x 17' 3" to max (7.01m to max x 5.26m to max)

Downstairs Shower Room
5' 4" to max x 4' 7" to max (1.63m to max x 1.40m to max)

Utility Room
10' 2" x 8' 9" (3.10m x 2.67m)

Downstairs Shower Room
6' x 4' 2" (1.83m x 1.27m)

Bedroom Four
9' 11" x 8' 9" (3.02m x 2.67m)

Landing

Bedroom One
12' to max x 8' 9" to max (3.66m to max x 2.67m to max)

En Suite Bathroom
6' 4" x 4' 6" (1.93m x 1.37m)

Bedroom Two
11' 11" x 10' 9" (3.63m x 3.28m)

Bedroom Three
10' 10" x 9' 11" (3.30m x 3.02m)

Bedroom Five
11' x 6' 2" (3.35m x 1.88m)

Shower Room
6' 8" x 6' (2.03m x 1.83m)

Rear Garden

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

welcome to

Tolpits Lane, Watford

- Five Bedroom Semi-detached Family Home
- One Bathroom & Three Shower Rooms
- Beautifully Decorated Throughout
- Excellent Living Accommodation Throughout
- Driveway

Tenure: Freehold EPC Rating: C

guide price

£650,000 - £675,000



Please note the marker reflects the postcode not the actual property

view this property online [brownmerry.co.uk/Property/WAF103740](https://www.brownmerry.co.uk/Property/WAF103740)



Property Ref:
WAF103740 - 0005

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.


brown & merry



01923 248861



watford@brownmerry.co.uk



104 The Parade, WATFORD, Hertfordshire,
WD17 1AW



brownmerry.co.uk