

Coates Dell, Watford WD25 9RL



welcome to

Coates Dell, Watford

CHAIN FREE! This delightful property offers excellent living accommodation throughout and is only 0.6 miles away from Garston Station. With fantastic potential this three bedroom terraced property is one not to be missed!















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Porch 4' x 3' 2" (1.22m x 0.97m)

Downstairs Wc 4' 9" x 2' 6" (1.45m x 0.76m)

Lounge

19' 9" to max x 15' 5" to max (6.02m to max x 4.70m to max)

Dining Room 8' 11" x 8' 7" (2.72m x 2.62m)

Kitchen

10' 4" to max x 8' 8" to max (3.15m to max x 2.64m to max)

Bedroom One

15' 3" to max x 10' 4" to max (4.65m to max x 3.15m to max)

Bedroom Two 12' 6" x 8' 8" (3.81m x 2.64m)

Bedroom Three

12' 5" to max x 10' 5" to max (3.78m to max x 3.17m to max)

Bathroom 8' 7" x 5' 6" (2.62m x 1.68m)

Rear Garden

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- Three Bedroom Mid-Terrace Family Home
- Private Rear Garden
- Excellent Living Accommodation Throughout
- Perfect For First Time Buyers / Families & Investors
- Newly Fitted Kitchen & Bathroom

Tenure: Freehold EPC Rating: D

offers in excess of

£380,000





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Property Ref: WAF103897 - 0003 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.

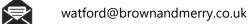
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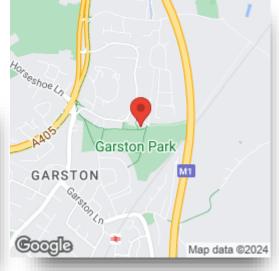
WD17 1AW



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Please note the marker reflects the postcode not the actual property