

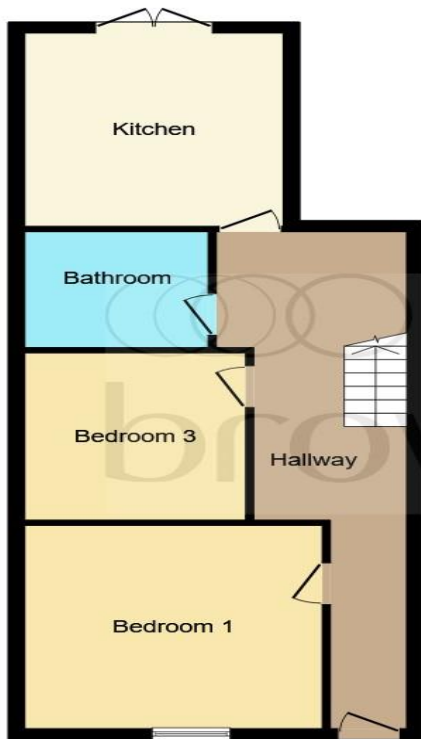


St. Albans Road, Watford WD24 6PE

ATTENTION INVESTORS! This fantastic seven bedroom HMO is the perfect investment opportunity. The property boasts ample living accommodation throughout and positioned only 0.7 miles away from Watford Junction. Upon entrance you will find two downstairs bedrooms, a family size shower room and a fitted kitchen that provides access to the private rear garden. The first floor consists of three good sized bedrooms, a shower room and an additional WC. The final two bedrooms are located on the top floor.

Location is perfect with Watford Junction only 0.7 miles away, ideal for commuting. Local shops, bus stops and all other amenities are close by. Major road links such as the M1, M25 and A41 are all with easy access from the property. Call us today to organise your viewing.





Ground Floor



First Floor



Second Floor

Entrance Hall

29' 5" x 3' 2" (8.97m x 0.97m)

Shower Room

7' 11" x 6' 6" (2.41m x 1.98m)

Bedroom One

13' 8" into bay x 13' (4.17m into bay x 3.96m)

Bedroom Two

11' 3" x 10' 8" (3.43m x 3.25m)

Kitchen

16' x 9' 10" (4.88m x 3.00m)

Bedroom Three

16' 5" x 10' 8" (5.00m x 3.25m)

Bedroom Four

11' 3" x 10' 8" (3.43m x 3.25m)

Bedroom Five

11' 7" x 9' 11" (3.53m x 3.02m)

Bathroom

4' 8" x 3' 6" (1.42m x 1.07m)

Bedroom Six

16' 4" to max x 11' 5" to max (4.98m to max x 3.48m to max)

Bedroom Seven

10' 5" x 10' 4" (3.17m x 3.15m)

Rear Garden

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

welcome to

St. Albans Road, Watford

- Seven Bedroom Mid-Terrace House
- Currently Used As A HMO
- CHAIN FREE
- Two Shower Rooms & Additional WC
- Fitted Kitchen & Private Rear Garden
- Good Size Bedrooms
- 0.7 Miles To Watford Junction
- Close To Local Shops, Schools, Bus Stops & All Other Amenities

Tenure: Freehold EPC Rating: D

PRICE:

£535,000



"...CURRENTLY USED AS A HMO! This chain free seven bedroom HMO is offered to the market with excellent living accommodation and is the perfect investment! Call us today to view..."



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAF103892 - 0002

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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