



Estcourt Road, Watford WD17 2PZ

welcome to

Estcourt Road, Watford

Located on Estcourt Road, this delightful 4 bedroom Victorian terrace house is the epitome of comfort! This stunning property has excellent living space throughout as well as being close to local amenities, Call us today to avoid missing out on this wonderful home!





Entrance

3' 10" x 3' 1" (1.17m x 0.94m)

Lounge

14' x 11' 7" (4.27m x 3.53m)

Dining Room

14' x 10' 3" (4.27m x 3.12m)

Kitchen

10' 5" x 6' 3" (3.17m x 1.91m)

Bedroom One

16' x 14' 10" (4.88m x 4.52m)

Bedroom Two

10' 4" x 7' 6" (3.15m x 2.29m)

Bedroom Three

8' x 7' 8" (2.44m x 2.34m)

Bathroom

7' 8" x 6' 5" (2.34m x 1.96m)

Cellar

14' 1" x 13' 2" (4.29m x 4.01m)

Cellar

13' 10" x 13' 5" (4.22m x 4.09m)

Bedroom Four

11' 10" x 10' 8" (3.61m x 3.25m)

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

Estcourt Road, Watford

- New Double Glazing
- Exceptional Living Accommodation Throughout
- Newly Fitted Bathroom
- Open Fire in Dining Room
- Well Maintained Garden

Tenure: Freehold EPC Rating: E

£550,000



Please note the marker reflects the postcode not the actual property

check out more properties at brownandmerry.co.uk



Property Ref:
WAF103887 - 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.



01923 248861



watford@brownandmerry.co.uk



104 The Parade, WATFORD, Hertfordshire,
WD17 1AW



brownandmerry.co.uk