

**Bramshot Way, Watford, WD19 7PS** 



## welcome to

# **Bramshot Way, Watford**

A charming five-bedroom end-of-terrace house on Bramshot Way, featuring a spacious open-plan kitchen and living room, conservatory with log burner, private garden with bar, and planning permission for an additional dwelling, all just a mile from Carpenders Park Station and close to local schools.









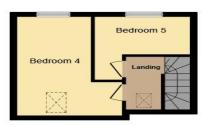








**First Floor** 



## **Second Floor**

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

9' x 5' 11" ( 2.74m x 1.80m )

### **Shower Room**

5' 8" x 4' 8" ( 1.73m x 1.42m )

## Lounge/Kitchen

21' 2" x 18' 5" ( 6.45m x 5.61m )

## **Utility Room**

6' 6" x 5' 10" ( 1.98m x 1.78m )

### Conservatory

16' 11" x 9' 2" ( 5.16m x 2.79m )

#### **Bedroom 1**

10' 9" to max x 9' 4" ( 3.28m to max x 2.84m )

#### **Bedroom 2**

10' 1" x 9' 9" ( 3.07m x 2.97m )

### **Bedroom 3**

8' 10" x 5' 9" ( 2.69m x 1.75m )

#### **Bathroom**

4' 9" x 8' 6" ( 1.45m x 2.59m )

## **Bedroom 4 (loft)**

9' 8" to max x 9' 5" to max ( 2.95m to max x 2.87m to max )

## **Bedroom 5 (loft)**

15' 3" to max x 10' 9" to max ( 4.65m to max x 3.28m to max )

### Total Floor Area (from the EPC)

123 Square Metres

## welcome to

# **Bramshot Way, Watford**

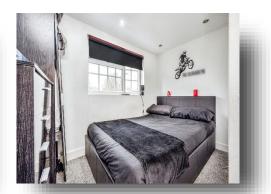
- 5 Bedrooms
- End of Terrace House
- Spacious Bedrooms
- Planning Permission Granted for an Additional Dwelling
- Loft

Tenure: Freehold EPC Rating: D

offers over

£650,000







South Oxhey Paring Fields

Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/WAF104351



Property Ref: WAF104351 - 0007 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.

property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01923 248861



watford@brownandmerry.co.uk



104 The Parade, WATFORD, Hertfordshire, WD17 1AW



brownandmerry.co.uk