



**Kelshall, Watford, WD25 9UL**

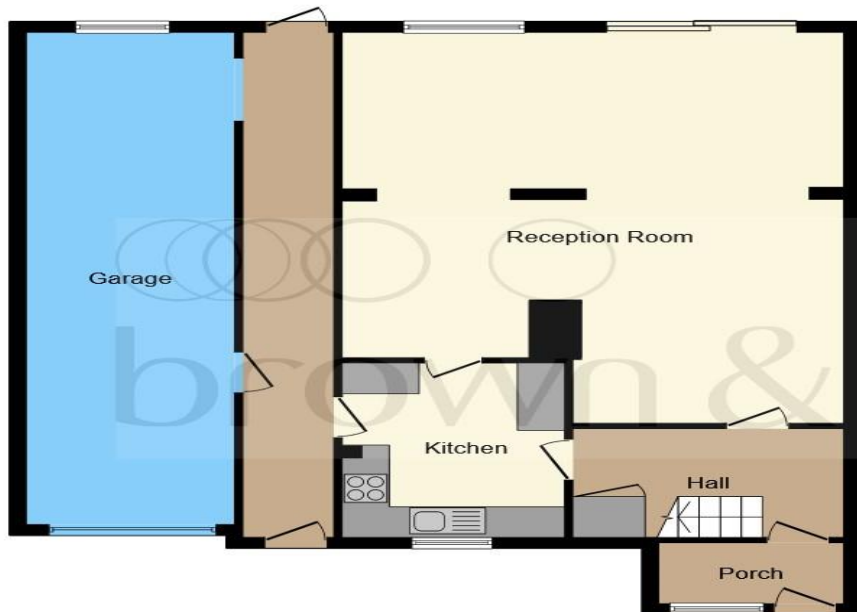


**welcome to**

**Kelshall, Watford**

A delightful chain free three-bedroom semi-detached home in Kelshall with a spacious lounge/dining room, extension, well-sized bedrooms, and a private driveway with garage. The south-facing garden offers all-day light, and the property has potential to extend STPP. Call us today to view!





**Ground Floor**



**First Floor**

### Entrance Porch

7' 2" x 4' 2" ( 2.18m x 1.27m )

### Entrance Hall

11' x 6' 6" ( 3.35m x 1.98m )

### Lounge/Dining Room

20' 9" x 15' 10" to max ( 6.32m x 4.83m to max )

### Lounge & Extension

25' 8" x 20' 11" ( 7.82m x 6.38m )

### Extension

20' 11" x 8' ( 6.38m x 2.44m )

### Kitchen

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

### Bedroom 1

13' 11" x 10' 11" ( 4.24m x 3.33m )

### Bedroom 2

10' 11" x 9' 7" ( 3.33m x 2.92m )

### Bedroom 3

10' 11" x 7' 11" to max ( 3.33m x 2.41m to max )

### Bathroom

8' 6" x 5' 7" ( 2.59m x 1.70m )

### Garage

35' 5" x 8' 2" ( 10.79m x 2.49m )

### Total Floor Area (from the EPC)

105 Square Metres

### Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

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](http://www.focalagent.com)

## welcome to Kelshall, Watford

- 3-Bedroom Semi-detached House
- Chain Free
- Driveway & Garage (for 2 cars)
- Large Garden Spanning up to 41 Metres
- 0.7 Miles to Garston Station

Tenure: Freehold EPC Rating: D

offers in excess of

# £550,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF104548](https://www.brownandmerry.co.uk/Property/WAF104548)



Property Ref:  
WAF104548 - 0005

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