



**Church Road, Watford, WD17 4PU**



**welcome to**

## **Church Road, Watford**

This charming two-bedroom duplex in Nascot Village's conservation area offers character, space, and convenience, just 0.3 miles from Watford Junction-ideal for commuters, first-time buyers, or investors. Call us today to view!





## Entrance

## Lounge

14' 7" x 10' 10" to max ( 4.45m x 3.30m to max )

## Dining Room

11' 4" x 9' 9" to max ( 3.45m x 2.97m to max )

## Kitchen

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

## Bedroom 1

13' 5" x 10' 3" ( 4.09m x 3.12m )

## Bedroom 2

13' 2" x 13' ( 4.01m x 3.96m )

## En Suite

7' 5" x 6' 5" ( 2.26m x 1.96m )

## Bathroom

6' 6" x 5' 5" ( 1.98m x 1.65m )

## Total Floor Area (from the EPC)

80 Square Metres

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)

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## Church Road, Watford

- First-floor Duplex Maisonette with Private Entrance
- Two Double Bedrooms, Including a Loft-converted Principal Bedroom with En-suite Bathroom
- Spacious Lounge with Feature Brick Fireplace & Gas Fire
- Galley Kitchen & Separate Dining Area
- Private Rear Garden

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £369,950



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF104086](https://www.brownandmerry.co.uk/Property/WAF104086)



Property Ref:  
WAF104086 - 0004

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