



**Rickmansworth Road, Watford, WD18 7JG**

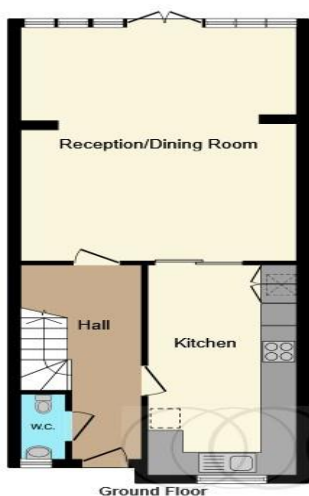


**welcome to**

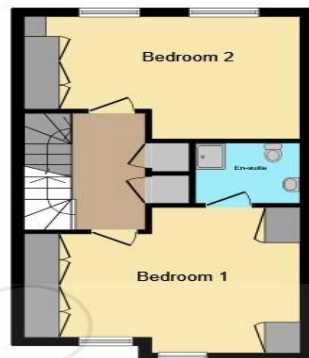
**Rickmansworth Road, Watford**

A spacious four-bedroom family home on Rickmansworth Road, featuring a modern kitchen, en-suite master, private garden, and garage with a self-contained room, close to Watford Station and Cassiobury Park. Call us today to view!

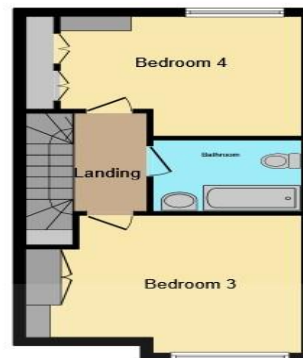




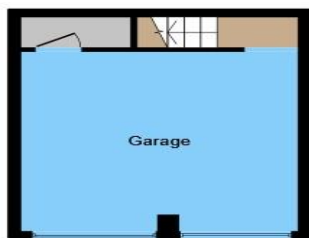
Ground Floor



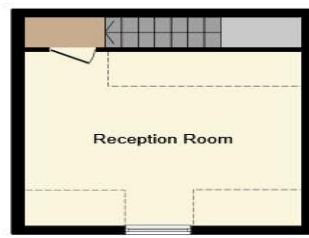
First Floor



Second Floor



Outbuilding Ground Floor



Outbuilding First Floor

## Entrance

## Reception/Dining Room

20' x 15' 6" ( 6.10m x 4.72m )

## Kitchen

18' x 8' ( 5.49m x 2.44m )

## Bedroom 1

14' 9" x 11' 1" ( 4.50m x 3.38m )

## En-Suite

5' 10" x 3' 5" ( 1.78m x 1.04m )

## Bedroom 2

15' 5" x 10' 6" ( 4.70m x 3.20m )

## Bedroom 3

15' 6" x 11' 7" ( 4.72m x 3.53m )

## Bedroom 4

13' 6" x 10' 6" ( 4.11m x 3.20m )

## Bathroom

8' x 6' 1" ( 2.44m x 1.85m )

## Outbuilding- Garage

15' 6" x 15' 5" ( 4.72m x 4.70m )

## Outbuilding- First Floor

16' 11" x 14' 11" ( 5.16m x 4.55m )

## Total Floor Area (from the EPC)

133 Square Metres

## Agent's Note

We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

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

## Rickmansworth Road, Watford

- Four Bedroom Town House
- Modern Fitted Kitchen
- Four Double Bedrooms
- Garage With Self Contained Room Above
- Two Bathrooms & Ground Floor W.C

Tenure: Freehold EPC Rating: C

**£699,950**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF104568](https://www.brownandmerry.co.uk/Property/WAF104568)



Property Ref:  
WAF104568 - 0002

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