



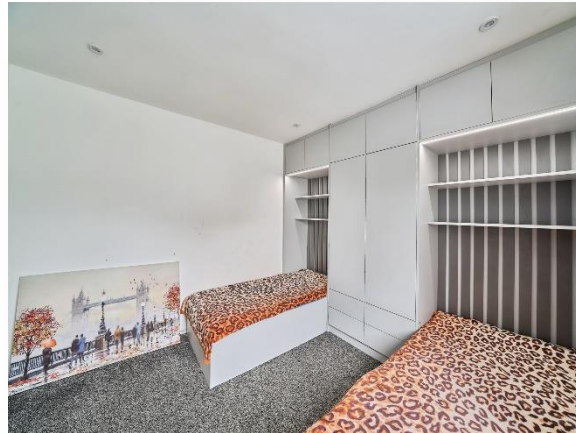
**Fulford Grove, Watford, WD19 7QQ**

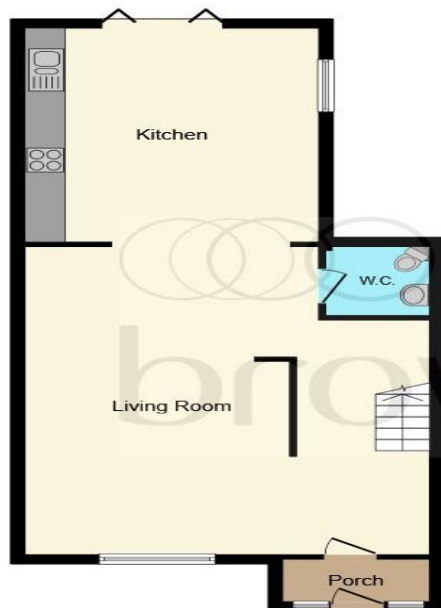


**welcome to**

**Fulford Grove, Watford**

This fully refurbished three-bedroom mid-terrace home offers stylish, turnkey living with an extended kitchen/diner, loft conversion, landscaped garden, and detached office, all in a sought-after location.

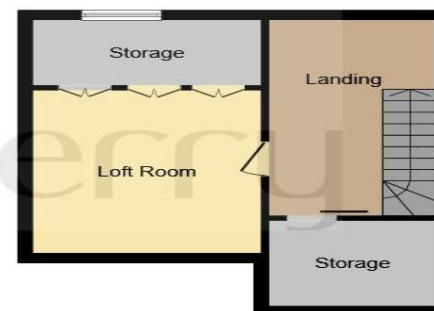




**Ground Floor**



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

### Entrance Porch

7' 6" x 3' 6" ( 2.29m x 1.07m )

### Entrance Hall

17' x 5' 11" ( 5.18m x 1.80m )

### Wc

5' 4" x 5' 2" ( 1.63m x 1.57m )

### Lounge

22' 9" x 13' 1" ( 6.93m x 3.99m )

### Kitchen/Diner

14' 11" x 14' 3" ( 4.55m x 4.34m )

### Landing

8' 9" x 8' 2" ( 2.67m x 2.49m )

### Bedroom 1

12' x 11' ( 3.66m x 3.35m )

### Bedroom 2

10' 11" x 10' 4" ( 3.33m x 3.15m )

### Bedroom 3

8' 4" x 7' 11" ( 2.54m x 2.41m )

### Bathroom

8' 4" x 5' 6" ( 2.54m x 1.68m )

### Landing

13' 4" x 7' 11" ( 4.06m x 2.41m )

### Loft Room

12' 2" x 10' 5" ( 3.71m x 3.17m )

### Outbuilding- Office

9' 5" x 8' 10" ( 2.87m x 2.69m )

### Outbuilding- Storage Shed

10' x 5' 8" ( 3.05m x 1.73m )

### Total Floor Area (from the EPC)

103 Square Metres

welcome to

## Fulford Grove, Watford

- Three-Bedroom House with Loft Room
- Excellent Condition Throughout
- Driveway
- Extended Kitchen / Diner
- Landscaped Garden with Outbuilding

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£600,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF103470](https://www.brownandmerry.co.uk/Property/WAF103470)



Property Ref:  
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