



Shakespeare Street, Watford, WD24 5HE

welcome to

Shakespeare Street, Watford

A three-bedroom mid-terraced home on Shakespeare Street, featuring two reception rooms, a fitted kitchen with integrated appliances, a south-east facing garden, and excellent transport links including Watford Junction which is just over a 10-minute walk away and access to the M1, M25 and A41.





Ground Floor



First Floor

Entrance

Lounge

13' 4" x 11' 1" to max (4.06m x 3.38m to max)

Dining Room

13' 1" into bay x 11' 1" to max (3.99m into bay x 3.38m to max)

Kitchen

10' 11" x 6' 10" (3.33m x 2.08m)

Bathroom

6' 4" x 5' 2" (1.93m x 1.57m)

Bedroom 1

11' 2" to max x 10' 5" (3.40m to max x 3.17m)

Bedroom 2

11' 2" to max x 10' 6" (3.40m to max x 3.20m)

Bedroom 3

8' x 6' 4" (2.44m x 1.93m)

Total Floor Area (from the EPC)

66 Square Metres

Agents Note

Resident permit parking is available we are advised at a cost of £34 per year. Please enquire with the branch.

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

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Shakespeare Street, Watford

- 3-Bedroom House
- Mid-terraced
- 2 Reception Rooms
- South-east Facing Garden
- Residents Permit Parking Available

Tenure: Freehold EPC Rating: D
Council Tax Band: C

Offers in excess of

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online brownandmerry.co.uk/Property/WAF104743



Property Ref:
WAF104743 - 0003

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.

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 brown & merry



01923 248861



watford@brownandmerry.co.uk



104 The Parade, WATFORD, Hertfordshire,
WD17 1AW



brownandmerry.co.uk