



**Whippendell Road, WATFORD WD18 7NN**

This delightful three bedroom mid-terrace family home is located on Whippendell Road only 0.6 miles away from Watford Metropolitan Station. The property provides ample living accommodation throughout and is offered to the market in good condition. Upon entrance you will find a lovely lounge with a feature bay window, a study, a family room / dining room that provides access to the private rear garden and a spacious kitchen that leads onto a utility room also providing access to the rear garden. Upstairs you will find three bedrooms, loft access and a family size bathroom. Externally the property offers a large outbuilding at the rear of the garden, resident permit parking, double glazing and plenty of storage space. Location is perfect with local shops, schools and amenities all close by. Major road links such as the M1, M25 and A41 are all within easy access from the property. This fantastic property is the perfect family home.





## **MEASUREMENTS**

### **Entrance**

### **Lounge**

14' 1" x 10' 2" ( 4.29m x 3.10m )

### **Study**

11' 11" x 6' 11" ( 3.63m x 2.11m )

### **Family Room**

13' 5" x 8' 5" ( 4.09m x 2.57m )

### **Kitchen**

13' 5" x 8' 5" ( 4.09m x 2.57m )

### **Utility Room**

### **Landing**

### **Bedroom One**

13' 7" x 12' 2" ( 4.14m x 3.71m )

### **Bedroom Two**

11' 10" x 8' ( 3.61m x 2.44m )

### **Bedroom Three**

9' 1" x 8' 11" ( 2.77m x 2.72m )

### **Bathroom**

### **Outbuilding**

12' 11" x 11' 6" ( 3.94m x 3.51m )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Whippendell Road, WATFORD

- No Chain
- Three Bedroom Mid-Terrace Family Home
- Three Reception Rooms
- Family Bathroom
- Private Rear Garden

Tenure: Freehold EPC Rating: Awaited

Price:

**£425,000**

*“...Located on Whippendell Road is this lovely three bedroom mid-terrace family home. The property is bright and spacious throughout and is presented in good condition...”*



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAF102586 - 0003

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