



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



23 CHICHESTER WAY, WATFORD, WD25 9TY

GUIDE PRICE £480,000





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Situated on Chichester Way, Watford, this charming mid-terraced house presents an excellent opportunity for first-time buyers and small families alike. Spanning an impressive 808 square feet, the property boasts a well-designed layout that maximises both space and light.

Upon entering, you are welcomed into a generously sized lounge, bathed in natural light, creating a warm and inviting atmosphere. The modern kitchen, equipped with integrated appliances, offers ample dining space and seamlessly flows into a delightful conservatory. This bright area overlooks the rear garden, providing a perfect spot for relaxation or entertaining guests.

The first floor features three comfortable bedrooms, ideal for family living, along with a well-appointed family bathroom that caters to all your needs. Outside, the rear garden is thoughtfully designed with artificial lawn, patio area and a charming pergola, making it a low-maintenance oasis. Additionally, a convenient storage room enhances the practicality of the outdoor space.

Parking is a breeze with off-street parking available for up to two vehicles, complemented by a detached garage located at the rear of the property.

This home is ideally situated close to local amenities, excellent road links, and highly regarded schools, making it a prime location for families. With its appealing features and convenient location, this property is not to be missed.



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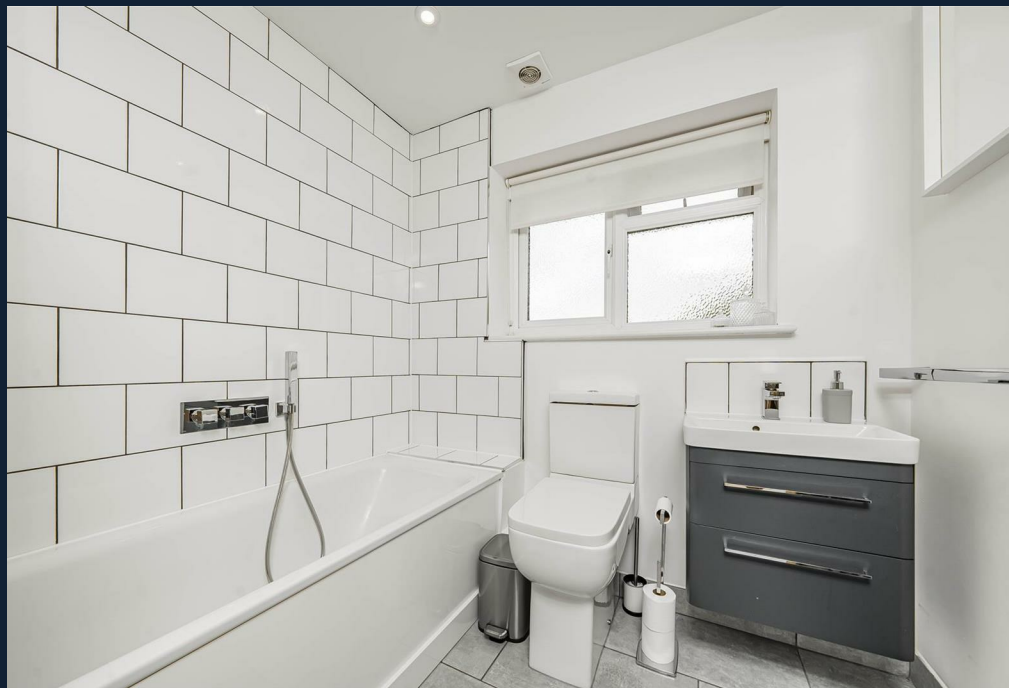
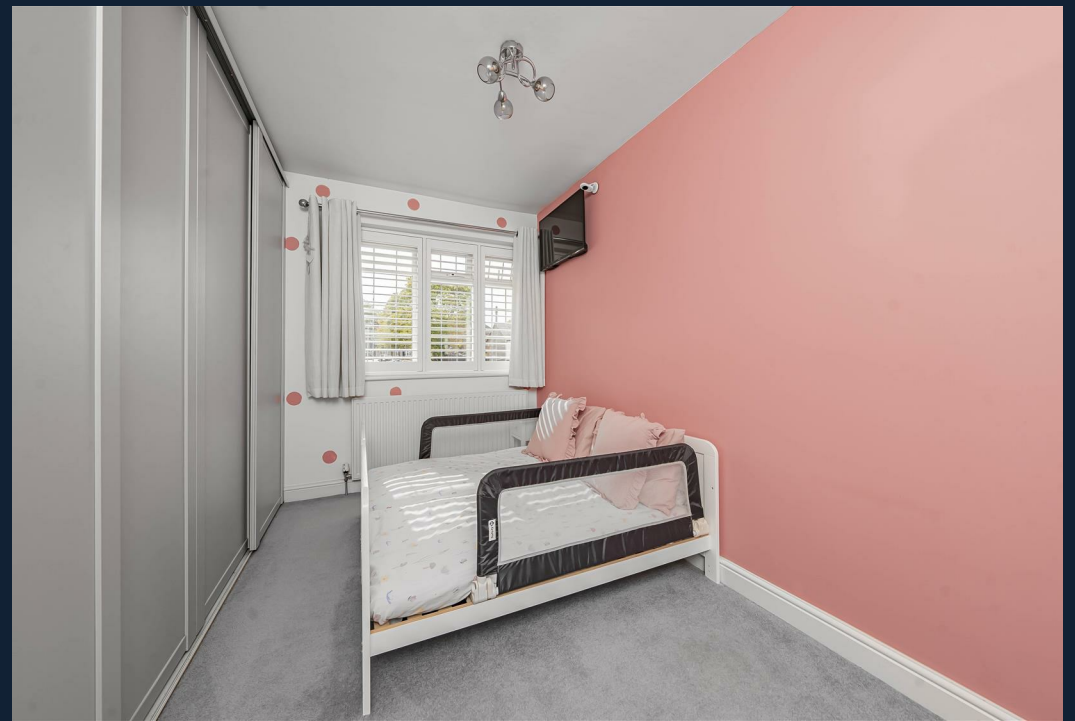




- Popular & Convenient Location
- 0.9 Miles to Garston Train Station
- Well Presented Mid Terraced Home
  - Ideal For First Time Buyers
  - Three Bedrooms
  - Conservatory
  - Off Street Parking & Garage
- Close Proximity to Local Amenities & Highly Regarded Schools
- Council Tax Band D











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# Chichester Way WD25

Approximate Gross Internal Floor Area = 75.0 sq m / 808 sq ft

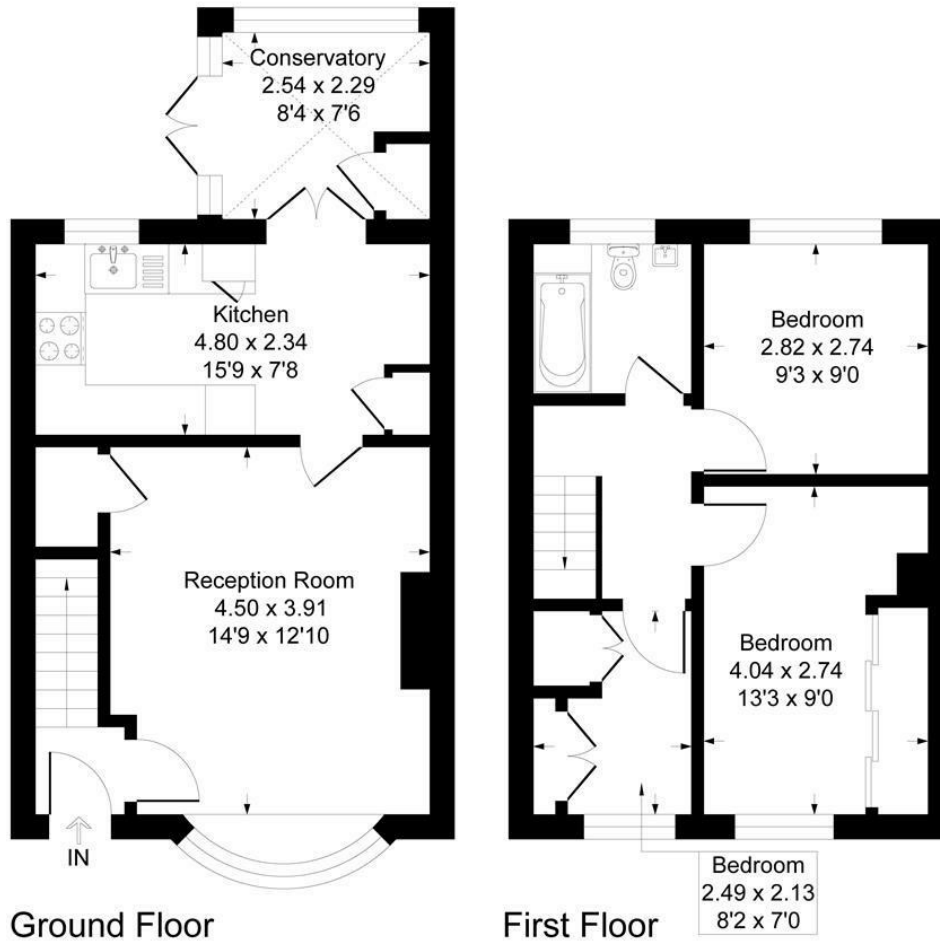


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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