



# oakestates

*Enthusiasm to deliver results*



## Shakespeare Street, North Watford, WD24

Off street parking is the significant benefit of this spacious three bedroom end terraced family home. The property is available now on an unfurnished basis and comprises of a very large through lounge, kitchen with utility room and shower room to the ground floor. The first floor comprises two double bedrooms with the third off second. Additional benefits include g/c/h, d/g windows and being conveniently situated within easy access of excellent local amenities, road and rail links. Available at the end of October on an unfurnished basis.

**TO LET**

**01923 212111**

**FRONT GARDEN:**

Low brick wall, shingled area, double glazed with decorative glazed panel front door to:-

**INTERNAL PORCH:**

Carriage light fitting, eye level circuit breaker, coat hanging space, glazed door to:-

**THROUGH LOUNGE:**

***27'5" x 13'7" (8.36m x 4.14m)***

A super size reception room.

**LIVING AREA:**

Very large sash style double glazed bay window to front ensuring a lovely light, bright reception room, coved ceiling, T.V point, feature fireplace with gas fire, stone hearth, surround and wooden mantle (a nice centre piece), large single radiator, open plan to:-



## **DINING AREA:**

Wooden staircase offering access to first floor landing, large double glazed window to side with double radiator below, further double glazed window onto the utility area, continued coved ceiling from the living area, ample space for dining furniture, glazed door to:-



## **KITCHEN:**

***8'2" x 7'9" (2.49m x 2.36m)***

Fitted with a range of wall, base and drawer units, fitted double oven, inset ceramic hob with stainless steel extractor hood over, partly tiled walls with contrasting tiled floor, plumbing for dishwasher, inset single drainer stainless steel sink unit with matching mixer tap, coved ceiling, door to shower room and glazed door to:-





## **UTILITY AREA:**

Continued tiled flooring from the kitchen, automatic washing machine, wall mounted 'Stelrad' central heating boiler, wall mounted thermostat, under counter fridge and freezer, double glazed door onto rear garden.



## **SHOWER ROOM:**

Three piece white suite comprising corner shower cubicle with arched glazed door, cabinet mounted wash hand basin with chrome mixer taps, push button low flush W.C, fully tiled walls and contrasting tiled floor, chrome heated towel rail, obscured glass double glazed window to side, extractor fan.



**LANDING:**

Doors to bedrooms one and two.

**BEDROOM ONE:**

***13'7" x 10'7" (4.14m x 3.23m)***

Fitted alcove wardrobe, double glazed window to front, coved ceiling, double radiator, carpet flooring.



**BEDROOM TWO:**

***13'7" x 10'11" (4.14m x 3.33m)***

Fitted with a full height range of wardrobes, double radiator, overstairs storage cupboard, large double glazed window overlooking the rear garden, coved ceiling, carpet flooring, panel door to:-



**BEDROOM THREE:**

**8'0" x 7'8" (2.44m x 2.34m)**

Continued carpet flooring from bedroom two, large cupboard housing lagged hot water tank, double radiator, double glazed window to side.



**REAR GARDEN:**

**40' Approx (12.19m)**

Well fence panel enclosed, patio area onto step to further hard standing area, large storage shed, side gate to:-

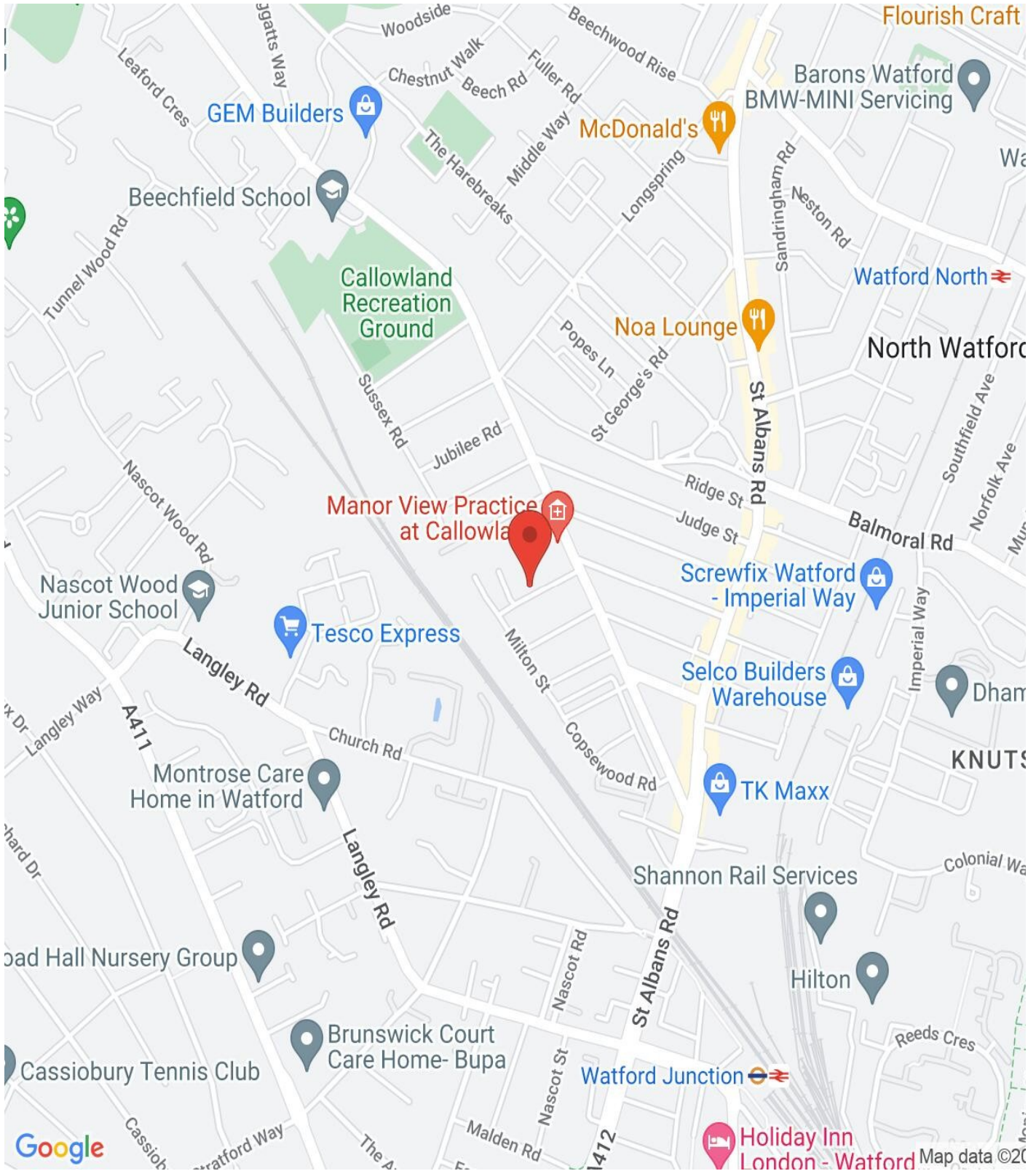


**PARKING AREA:**

Parking for one car.







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