



oakestates

Enthusiasm to deliver results



Bradshaw Road, North Watford, WD24

£1,70

Three double bedrooms! This Victorian terrace family home is sure to boxes. Vast benefits include three large bedrooms all off the landing, e hallway, recently fitted kitchen, double glazed windows, g/c/h, two in reception rooms and a private rear garden. The property is ideally situ amenities, popular local schools, commuter links M1, M25 and the A4 walk to Watford Junction Station. Offered on an unfurnished basis an on the 16th September 2022.

LET AGREED

01923 212111

FRONT GARDEN:

Picket fence and gate enclosed, slate area, pathway to storm porch, step onto hardwood and glazed front door to:-

ENTRANCE HALLWAY:

Doors to independent living room, dining room and understairs storage cupboard housing gas meter, electric consumer unit, dado rail, carpet floor covering.

LIVING ROOM:

14'0" into the bay x 9'7" (4.27m x 2.92m)

A beautiful light, bright reception room benefitting original Victorian cast iron fireplace with tiled side plates and wooden surround, large sash style bay window to front, continued carpet flooring from the entrance hallway, radiator, B.T, T.V and ariel points, decorative coved ceiling.



DINING ROOM:

13'0" x 10'11" (3.96m x 3.33m)

Sash style double glazed window to rear, door to staircase offering access to first floor landing, continued carpet flooring from the entrance hallway, large radiator, panel door to:-



KITCHEN:

10'0" x 9'0" (3.05m x 2.74m)

Fitted with a range of modern white high gloss wall, base and drawer units with cornice above and pelmets below, ample roll edge work surfaces, single drainer stainless steel sink unit with mixer tap, splashbacks, fitted 'Lamona' stainless steel electric oven, inset stainless steel four burner 'Lamona' gas hob with stainless steel extractor hood over, fridge freezer space, plumbing for automatic washing machine, lino floor covering, double glazed window to side, doorway to:-



LOBBY:

Door to cupboard housing shelving, radiator, continued lino floor covering from the kitchen, double glazed door onto the rear garden.

FAMILY BATHROOM:

Three piece white suite comprising panel enclosed bath with chrome mixer taps, low flush push button W.C, pedestal wash hand basin with chrome taps, wall mounted mirror, radiator, 'Remeha' wall mounted combination boiler, continued lino floor covering, part tiled walls, double glazed window overlooking the rear garden.



LANDING:

Continued carpet floor covering from the staircase, doors to bedrooms one, two and three.

BEDROOM ONE:

13'0" x 11'11" (3.96m x 3.63m)

A fantastic sized master bedroom benefitting two lead light sash style double glazed windows to front ensuring a lovely light, bright master bedroom, feature Victorian fireplace (a lovely centre piece), door to overstairs storage cupboard, continued carpet floor covering from the landing, B.T and T.V points, spotlights on a rail, radiator, ample space for kingsize bed, bedside tables, chest of drawers and wardrobes.



BEDROOM TWO:

10'11" x 9'10" (3.33m x 3.00m)

Panel door to overstairs storage cupboard with clothes hanging space, feature Victorian fireplace, double glazed lead light sash style window to rear, continued carpet floor covering from the landing, large radiator.



BEDROOM THREE:

14'0" reducing to 10'9" x 8'9"
(4.27m x 2.67m)

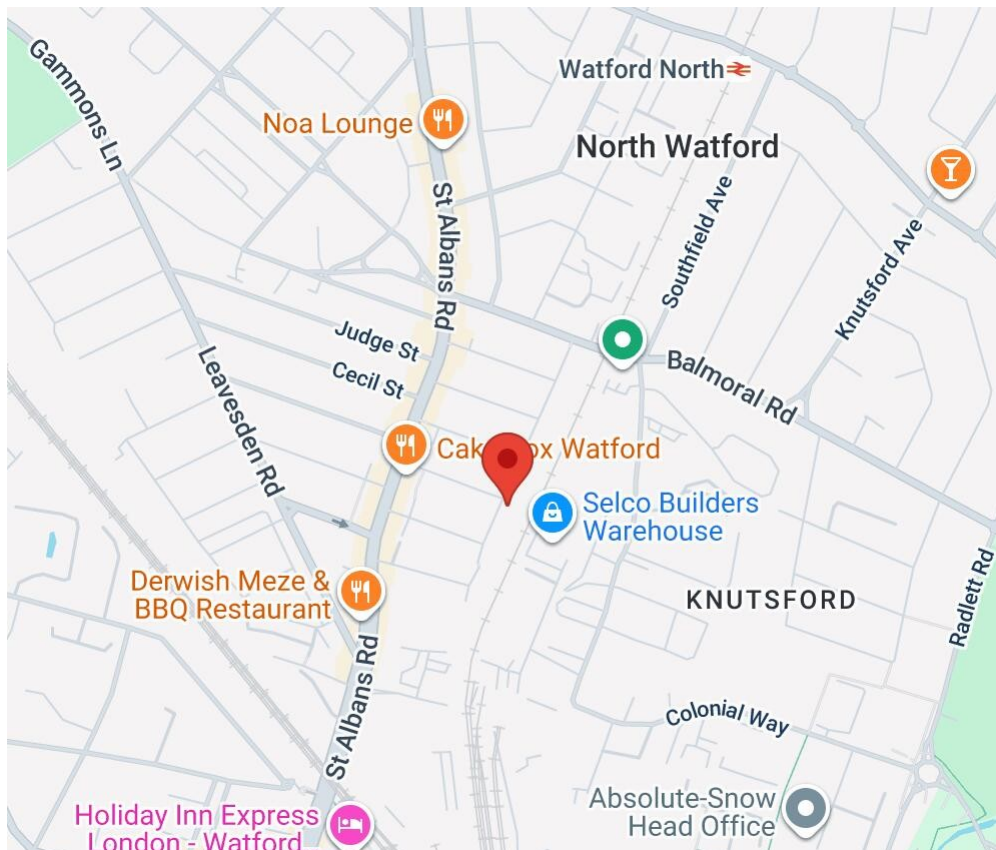
Yes those dimensions are correct. A fantastic L-shaped bedroom benefitting dual aspect double glazed windows to side and rear, radiator, continued carpet floor covering from the landing, ample space for double bed, chest of drawers and wardrobe.



REAR GARDEN:
40' Approx (12.19m)

Mainly laid to lawn, pathway to rear, shingled area, well fence panel enclosed.





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