

FREEHOLD



House - Semi-Detached (EPC Rating: C)

ST. JAMES ROAD, WATFORD, WD18  
0DX

£575,000

# 4 Bedroom House - Semi-Detached located in Watford

A stunning 4 bedroom semi detached family home located a mere 182.1 meters from Watford grammar school for girls and offered for sale with no chain.

- A Spacious Family Home Which Is Beautifully Presented Throughout • Sought After Residential Road Close To Grammar School • Four Double Bedrooms & Two Bathrooms plus Ground Floor Cloakroom
- Fitted Kitchen With Built In Appliances • Longer than Average Enclosed Rear Garden

Tenure: Freehold

Our lovely Victorian home is set over three floors being full of character and charm throughout, As well as being within walking distance to the Grammar School for Girls, the property is ideally situated close to Watford Town Centre with the comprehensive facilities it has to offer.

Entrance Hall

Front door, staircase to the first floor, radiator.

Reception One

17' 7" x 9'9" Double glazed bay window to the front, fitted shutters, radiator, carpet to floor, pendant lighting and ornate coving.

Ground Floor WC

Kitchen

9' 1" x 7' 8" Beautifully fitted with an extensive range of wall and floor units incorporating cupboards, drawers and work surfaces in a high gloss finish, single drainer stainless steel sink unit with mixer taps, integrated oven, gas hob and cooker hood, space and plumbing for washing machine with original floor.

Reception Two

13'5" x 10'0" Currently set up a second living area with dining space. Double glazed door to the rear garden, powerpoints, carpet to floor, coving to ceiling, radiator.

First Floor Landing

Staircase leading to the second floor, doors to all rooms.

Bedroom One

12' 11" x 12'3" Double glazed windows to the front, carpet to floor, fitted shutters, radiator.

Bedroom Two

10' 1" x 8' 2" Double glazed to side aspect, radiator.

Bedroom Three Good sized double room with double glazed window to the rear, radiator, carpet to floor and pendant lighting.

Bathroom

Full sized bath with shower glass, wc and wash hand basin, double glazed window to the side.

Second Floor Landing

Doors to all rooms.

Bedroom Four

15' 10" x 8'2" Double glazed window to the rear, radiator.

Ensuite

Full Sized Bath, hand held shower, wc and sink

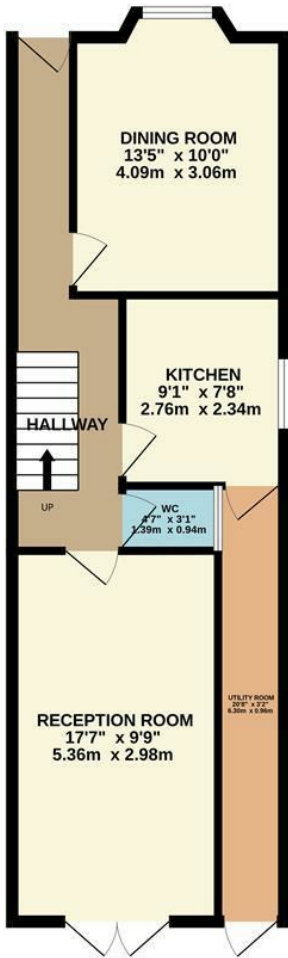
Rear Garden

Patio area, lawn of approximately 50ft long and enclosed to all sides by timber panelled fencing then smaller area of garden at the end.

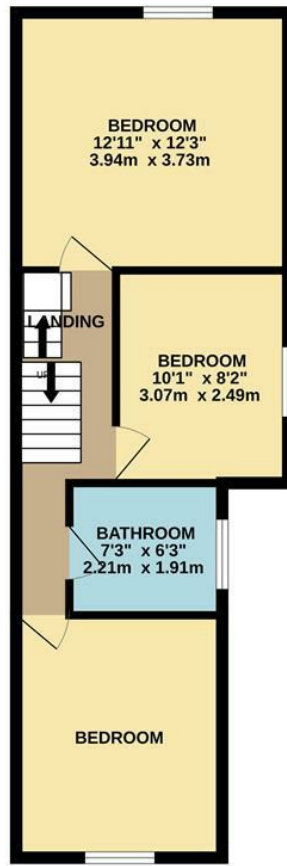


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GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



2ND FLOOR  
223 sq.ft. (20.7 sq.m.) approx.



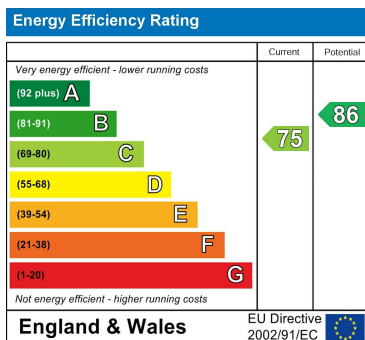
TOTAL FLOOR AREA : 1232 sq.ft. (114.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

C

Energy Performance Graph



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