

FREEHOLD



House - Terraced (EPC Rating: E)

ST JAMES ROAD, WATFORD, WD18
0DX

£380,000



2 Bedroom House - Terraced located in

Welcome to St James Road, Watford - our 2/3 bedroom, 2 bathroom house situated in one of the most desirable roads in Watford due to its proximity to the Girl's Grammar school, local shops, and amenities, making it an ideal spot for families and professionals alike.

(Please note the images used are not recent and new photos are being taken shortly)

Enter through the UPVC porchway leading to the main door with access to through reception.

LOUNGE/DINING ROOM 26'9" x 10'6"

Wow! An amazing room providing ample living space with stairs rising to the first floor. With freshly plastered walls, wood flooring, an understairs storage cupboard, pendant lighting, powerpoint and radiators.

KITCHEN 10'2" x 9'6"

Has been extended into the side-return, creating a larger than average space and becoming the hub of the home with doors leading to a small annexe room and garden and the other leads to the full sized downstairs bathroom with corner bath, wc and washbasin. (please note this room has some wear and tear damage to the ceiling and will need replastering) .

Upstairs there is a landing leading to:-

BEDROOM ONE 10'6" x 9'6"

Double glazed window with front aspect, alcove, carpet to floor, pendant lighting, powerpoints and radiator.

BEDROOM TWO 10'8" x 10'6"

Another double room with double glazed window overlooking the rear aspect, alcove,

carpet to floor, pendant lighting, powerpoints and radiator. Leading to the

DRESSING ROOM a enclosed antechamber providing very useful storage leading to the

SHOWER ROOM consisting of an enclosed shower cubicle, washbasin and toilet with obscure window to rear aspect.

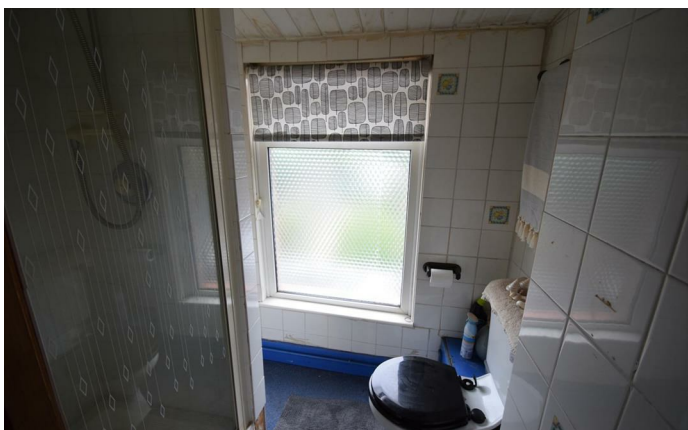
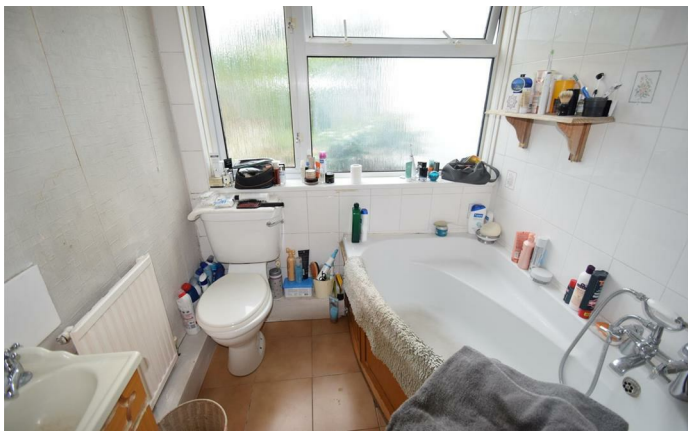
From landing there are stairs leading to the

SECOND FLOOR

Which has a loft room and is currently being used as bedroom three with boxed-in water tank and boiler with views via the dormer window.

The garden is approximately 60ft in length with timber decking, mostly laid to lawn with mature beds and enclosed by panelled fencing.

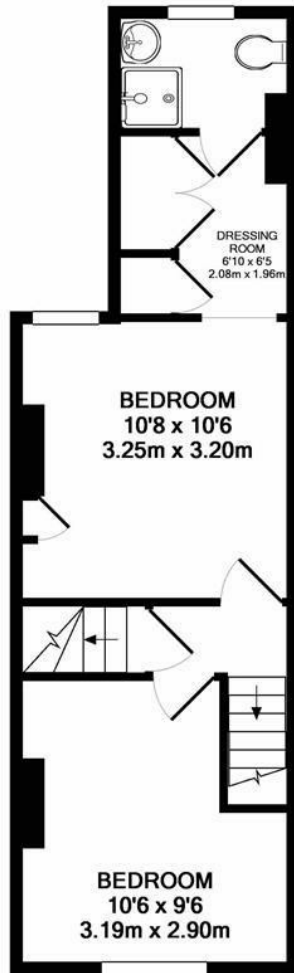
Don't miss out on the opportunity to make this property your own and enjoy the wonderful lifestyle that St James Road has to offer with great neighbours. Contact us today to arrange a viewing and take the first step towards finding your new home with Warren Anthony!



WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD



GROUND FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 325 SQ.FT.
(30.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 197 SQ.FT.
(18.3 SQ.M.)

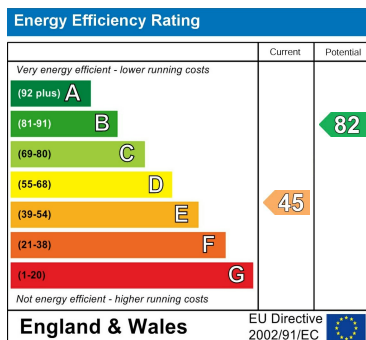
ST JAMES ROAD
TOTAL APPROX. FLOOR AREA 935 SQ.FT. (86.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

E

Energy Performance Graph



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