

FREEHOLD



House - Terraced (EPC Rating:)

SILK MILL ROAD, WATFORD, WD19
4TY

£435,000

WARREN
ANTHONY



2 Bedroom House - Terraced located in Watford

We are delighted to offer for sale a two double bedroom mid terrace in Silk Mill Road and is in excellent condition throughout. With off-street parking for two cars, lovely rear garden and only 0.8 miles to Bushey Station.

A spacious mid terrace home situated in a quiet street off Eastbury Road in Oxhey. Close to Girl's Grammar school and a short walk to Watford Town centre with its many amenities.

Entrance

Benefiting from enclosed storm porch which then leads into the front reception room.

Reception 14' 2" x 14' (4.32m x 4.28m)

Door from porch with window to front aspect, wooden flooring, radiator, telephone point, television point, pendant lighting. Access to a custom fitted understairs area which has been custom fitted and provides very handy storage.

Kitchen / Diner 12'9" x 5' 9" (3.90m x 1.76m)

Fitted kitchen comprising of wall and base units, wooden work surface, stainless steel sink and drainer, metro-tile splashback, gas hob and eyelevel built in oven, space for fridge/freezer, space for dining room table and chairs. Upvc window to side aspect and door to garden.

First Floor Landing

Stairs from dining room. Leading to both bedrooms and bathroom.

Bedroom One 8'7" x 14' (2.61m x 4.28m)

Two double glazed windows to front aspect, wood floor, pendant lighting, radiator.

Bedroom One 8'11" x 14' (2.73m x 4.28m)

Two double glazed windows to rear aspect, wood floor, pendant lighting, radiator.

Bathroom

Recently refurbished to a high standard. Benefitting from full-sized walk in shower, wash hand basin, WC, oversized marble effect tiles to floor and walls, heated tile rail, inset spot-lighting.

Outside

Rear Garden

With decking and room for garden furniture, laid to astro-turf lawn and path with raised flower beds and mature bedding and enclosed by wooden fence panels.

A garage is included and is accessed via a purpose built block nearby.

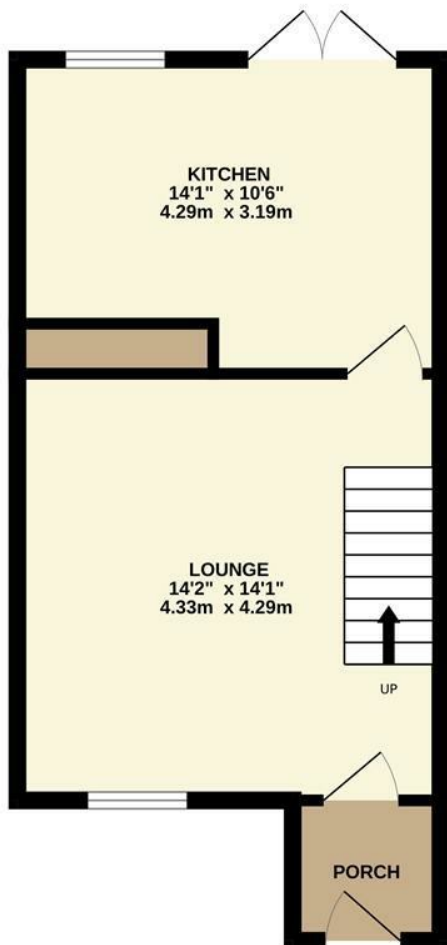
Front

Block paved with room for utility area and space for two cars.

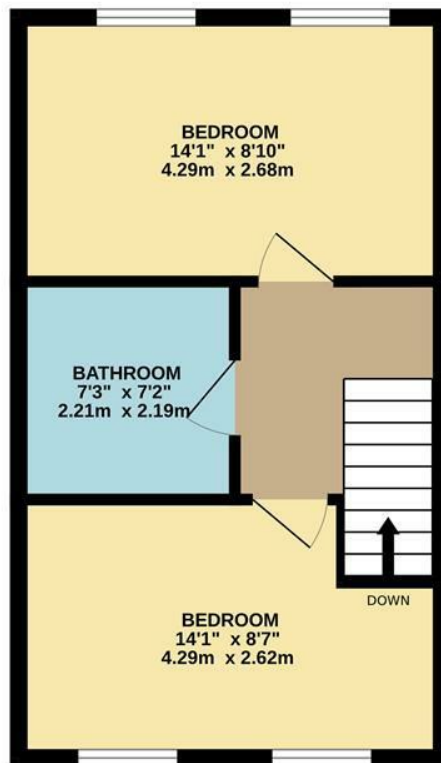


WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.

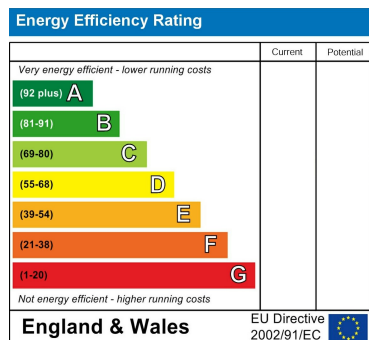


TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.

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

Energy Performance Graph



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