

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**CARACTACUS GREEN, WATFORD,
WD18 6JU**

Asking Price

£525,000

3 Bedroom House - Semi-Detached located in Watford

A 3 bedroom semi-detached family home located in a popular residential location close to local shops and schools and offered for sale with no upper chain.

Full Description

A 3 bedroom semi-detached family home located in a popular residential location close to local shops and schools and offered for sale with no upper chain.

From the porch to the front entrance door which leads into the hallway. Stairs to the first floor, doors to the lounge and kitchen.

The lounge has a double glazed window the front aspect and an arch from the lounge leading through to the dining room.

The dining room has a double glazed doors to the conservatory with views over the garden and a door into the kitchen.

The conservatory is glazed to 3 sides with a door to the garden

A spacious fitted kitchen comprising of an ample range of Beech effect wall and base units, roll top work surfaces, integrated oven and hob, stainless steel sink and drainer unit with mixer tap ideally located in front of the window over looking the garden, wall mounted boiler, space and plumbing for a washing machine and part tiled splash back areas. A door leads out to the lean to.

First floor:-

The master bedroom overlooks the front

aspect. Bedroom two again, of a generous size and easily accommodates a double bed with a window the rear aspect.

Bedroom three in our opinion is much larger than most third bedrooms and has a window to the front aspect.

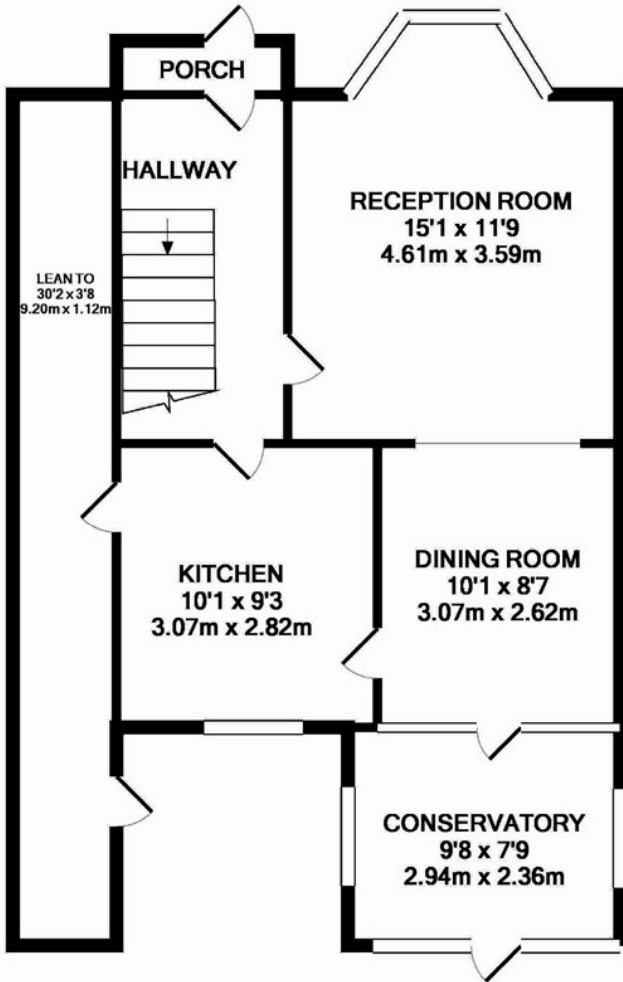
The bathroom has a practical white suite, with a panel enclosed bath and wall mounted shower attachment, pedestal wash basin, w.c., part tiled walls, radiator and opaque window to the rear aspect.

A well maintained private rear garden, mainly laid to lawn with mature flower and shrub borders, also a brick built storage building, timber framed shed and outside WC. Enclosed by panel fencing a gated side pedestrian access.

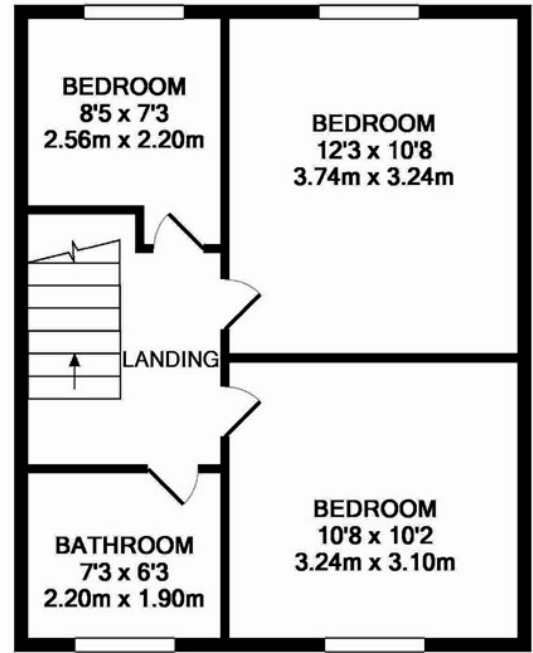
The front of the property offers off street parking for 2 vehicles.



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



GROUND FLOOR
APPROX. FLOOR
AREA 612 SQ.FT.
(56.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.2 SQ.M.)

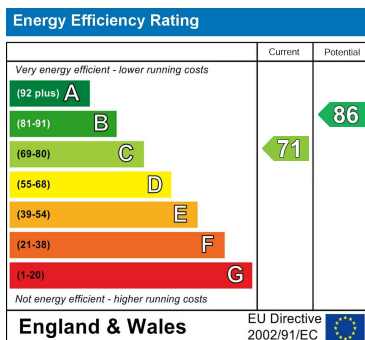
CARACTACUS GREEN
TOTAL APPROX. FLOOR AREA 1013 SQ.FT. (94.1 SQ.M.)

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

C

Energy Performance Graph



Call us on

01923 220012

sales@warrenanthony.co.uk

https://www.warrenanthony.co.uk

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