

LEASEHOLD



House - End Terrace (EPC Rating: E)

ANDREW REED COURT, KEELE CLOSE,
WATFORD, WD24 4RU

£515,000

3 Bedroom House - End Terrace located in Watford

Located within the prestigious Andrew Reed Court, our mews style property is steeped in local history. With grand private entrance, three bedrooms, brand new bathroom, plus brand new ensuite and walk-in dressing room and the scope to extend into the attic. It has been repainted throughout, you can move straight in. Watford Junction Station is within walking distance with fast train to London Euston in 15 minutes.

Converted from an original Grade 2 Victorian building and situated within the prestigious Andrew Reed Court. Encompassed by landscaped grounds plus allocated parking. The property has been newly refurbished throughout and benefits from new bathrooms.

ACCOMMODATION :

From private front door into entrance hall leading to the stairs, a utility area with plumbing for washing machine and space for tumble dryer, additional large storage room extending understairs, downstairs WC, separate kitchen and the grand reception room. Storage heater.

Reception with large ornate window overlooking the private entrance and communal garden. Wooden floor and pendant lighting. Two storage heaters.

Kitchen fitted with a range of eye and base level units in painted shaker style design, stainless steel sink with drainer, fitted induction hob, integrated oven, extractor, space and plumbing for dishwasher, space for undercounter fridge and freezer, with tiled splashback and spot lighting. Wall heater.

First Floor Landing - Access to loft and doors leading to all three bedrooms and bathroom. Storage heater.

Master Bedroom - with sash window overlooking the spectacular clock tower, pendant lighting, door leading to the en-suite shower room and

private dressing room. Storage heater.

En-Suite Shower Room - newly installed shower cubicle with a thermostatic power shower unit, W/C, wash hand basin, oversized tiled splash areas. Wall heater.

Dressing Room provides a useful addition to the Master Suite. Wall heater.

Bedroom Two and Three are both good sized doubles with sash window, front aspect, both with storage heaters. Bedroom Three has the addition of a built-in bed with underneath wardrobe.

Bathroom - an oasis of retreat, the bath with independent shower over, folding glass screen, wash hand basin, gorgeous oversized tiles, vanity unit. Wall heater.

The loft: is a huge usable space with the premise to convert into an impressive bedroom suite, precedence has already been made by neighbouring properties. Lights and power have already been fitted along with built-in desks and has been previously used as an office/games room with additional space for sofa and tv and for an abundance of toys. A very exciting opportunity indeed.

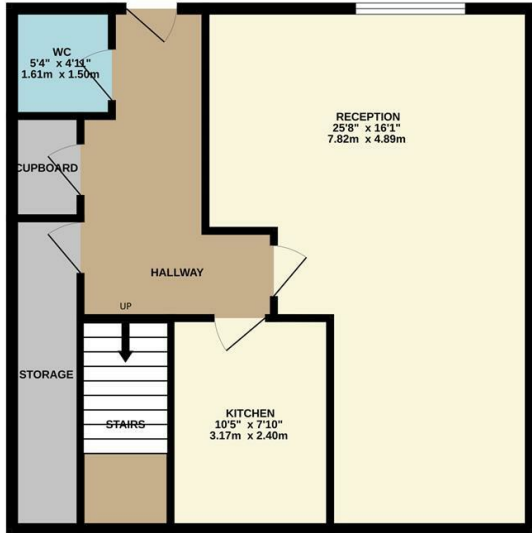
Allocated parking space and visitors parking.

Less than a ten minute walk to Watford Junction, the town centre with major high street brands, entertainment facilities and a wealth of fantastic restaurants.

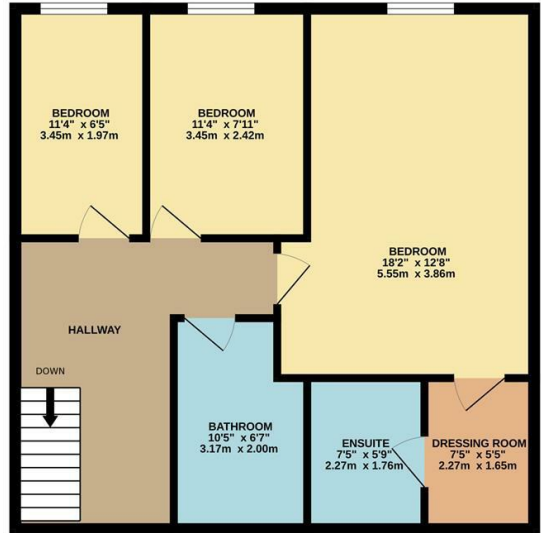


WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
656 sq.ft. (61.0 sq.m.) approx.



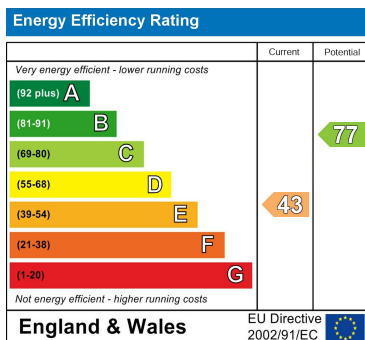
TOTAL FLOOR AREA: 1313 sq.ft. (121.9 sq.m.) approx.

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

E

Energy Performance Graph



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