

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**RICKMANSWORTH RD, WATFORD,  
WD18 7JT**

Guide Price

**£665,000**



# 3 Bedroom House - Semi-Detached located in Watford

Located just 594.70 meters from Watford Grammar school for boys is this outstanding 3 double bedroom semi detached house which has been updated throughout by the current owners to a very high standard.

## Full Description

Located just 594.70 meters from Watford Grammar School for Boys and walking distance from the Watford Met Line, this outstanding

3 double bedroom semidetached house which has been updated throughout by the current owners to a very high standard.

Entered from the double-glazed porch into a hallway with doors to all rooms. The front reception has a large bay window, double radiators, bespoke marble feature fireplace and solid wood flooring. The Dining Room has double glazed doors leading the rear garden and two double radiators.

The kitchen has a range of high gloss fitted units at base and eye level with granite work top surfaces, an integrated dishwasher and single

drainer sink unit. Filtered water with a hot tap. There is plumbing and space for washing machine, dryer and fridge freezer and has a marble floor.

A double-glazed window overlooks the rear garden and a door also leads to the garden.

The study is located to the front of the property and there is a downstairs shower room with a large shower cubicle, low level WC and wash hand basin.

To the first floor there are 3 double bedrooms. Bedroom 1 has Sharp fitted wardrobes, bedroom 2 has Ikea fitted wardrobes and bedroom 3 has Spacemaker

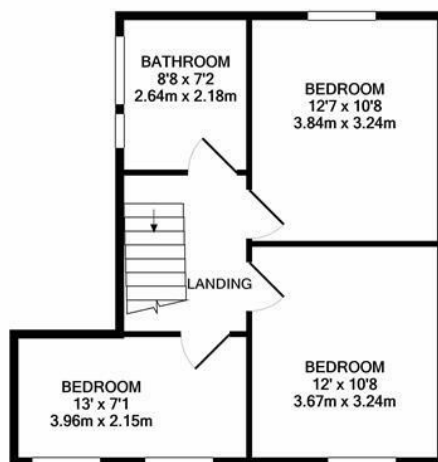
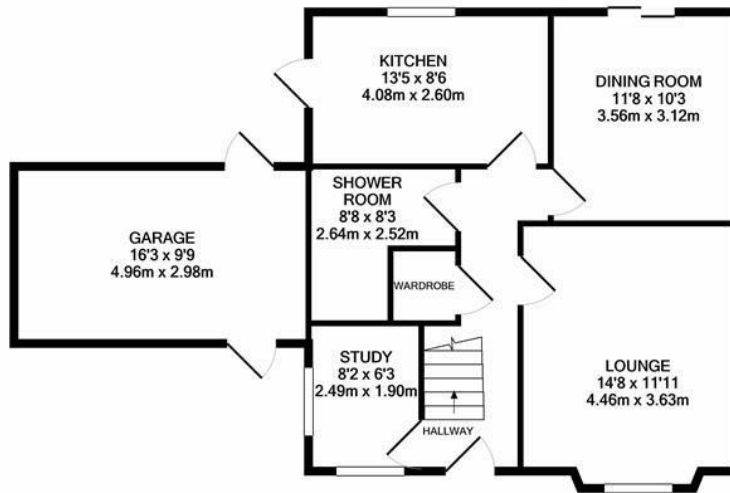
wardrobes.

The bathroom has a panel enclosed bath, low level w.c and wash hand basin.

Outside. There is a large front garden which has been landscaped and block paved with a neat lawned area and off street parking for 3/4 cars with outside lighting. The rear south facing courtyard garden is quite small and is block paved offering excellent entertaining areas with outside lighting and access to storage area and a garage.



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



1ST FLOOR  
APPROX. FLOOR AREA 479 SQ.FT. (44.5 SQ.M.)

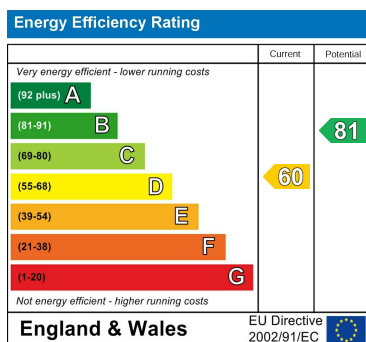
RICKMANSWORTH ROAD  
TOTAL APPROX. FLOOR AREA 1244 SQ.FT. (115.6 SQ.M.)

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

**D**

Energy Performance Graph



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