

FREEHOLD



House - Terraced (EPC Rating: D)

MARGEHOLES, WATFORD, WD19 5AR

£499,950

WARREN
ANTHONY



3 Bedroom House - Terraced located in Watford

Warren Anthony are pleased to offer to the market a 3 bedroom townhouse, 2 bathroom with off street in a quiet leafy road adjoining By The Wood. Perfectly located to local shops and within walking distance to Carpenders Park Station.

Approached via driveway offering off street parking to storm porch, service area and garage.

Entrance door to:

ENTRANCE HALLWAY.

With stairs to the first floor, understairs recess. Door to garage.

GARAGE 5.91m x 2.49m (19'5" x 8'2")

A great space for storage and the potential to convert to an additional bedroom with en-suite as some neighbours have already done.

FIRST FLOOR/UPPER GROUND

RECEPTION 5.10m x 3.21m (16'9" x 10'6")

Radiator, UPVC double glazed window, UPVC sliding door to balcony, wood effect floor, power points, Pendant lighting to ceiling, door to kitchen and shower room.

BALCONY

Safety railing. Overlooking wooded copse.

SHOWER/CLOAKROOM

Shower cubicle, vanity wash handbasin and low flush WC.

KITCHEN/BREAKFAST 5.10m x 3.11m (16'9" x 10'2")

Fitted units, inset stainless steel sink unit, integrated double oven, 4 ring induction hob

with extractor hood (vented) above. Large fridge freezer, breakfast bar and dining area with room for full sized table. UPVC patio doors leading out to garden.

TOP FLOOR

LANDING.

BEDROOM 1. 5.10m x 3.11m (16'9" x 10'2")

2 UPVC double glazed windows. Fitted overhead wardrobes, carpet to floor and radiator.

BEDROOM 2. 3.84m x 2.60m (12'7" x 8'7")

UPVC double glazed window with radiator under. Carpet to floor.

BEDROOM 3. 3.21m x 2.50m (10'6" x 8'7")

UPVC double glazed window with radiator under, laminate floor. Inset spotlights to ceiling.

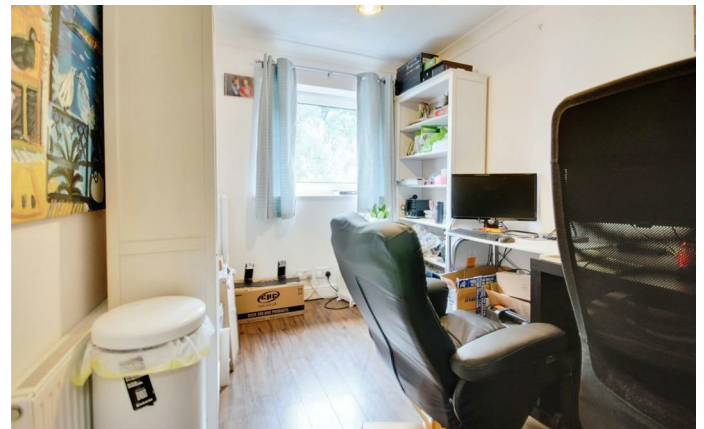
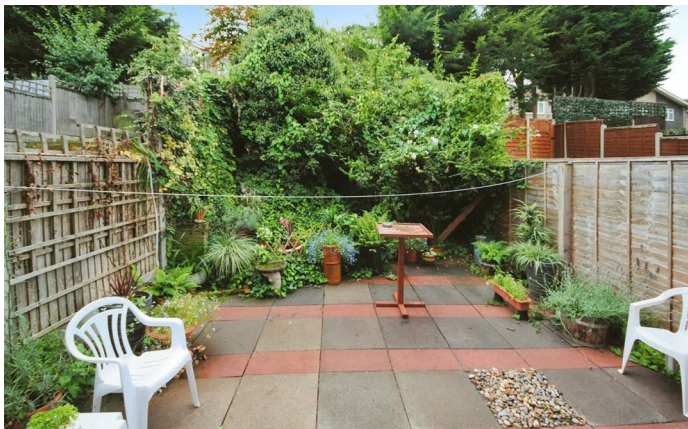
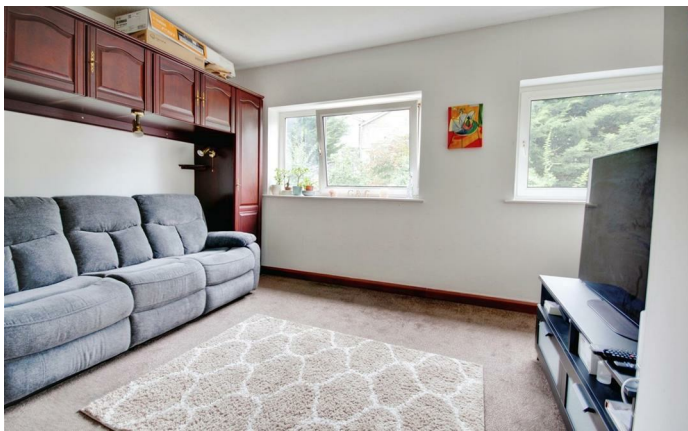
BATHROOM

Full sized bath overhead shower, vanity wash hand basin, low flush WC. Heated towel rail, wall mounted mirror.

OUTSIDE

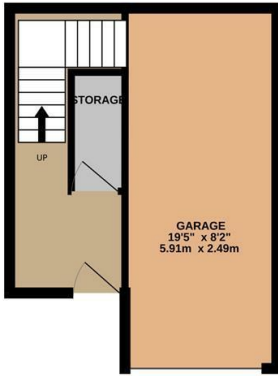
GARDEN 50' approx.

Patio leading to garden area with established mature planting. Enclosed by panel fencing.

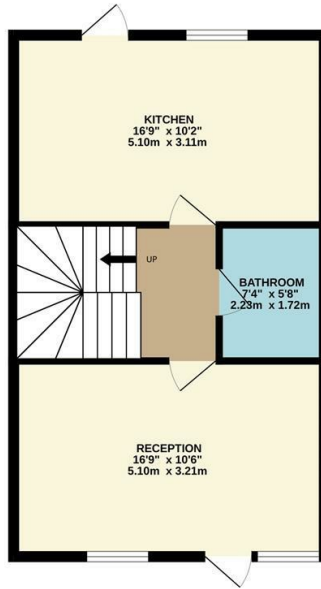


WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

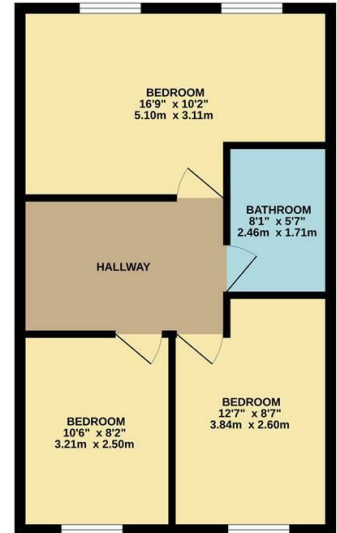
GROUND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



2ND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



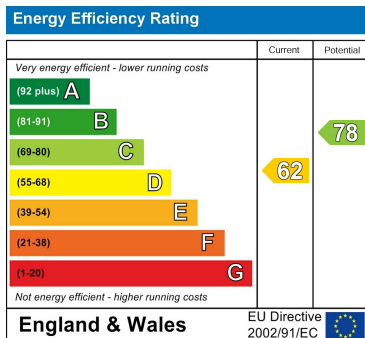
TOTAL FLOOR AREA: 1192 sq.ft. (110.7 sq.m.) approx.

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

D

Energy Performance Graph



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