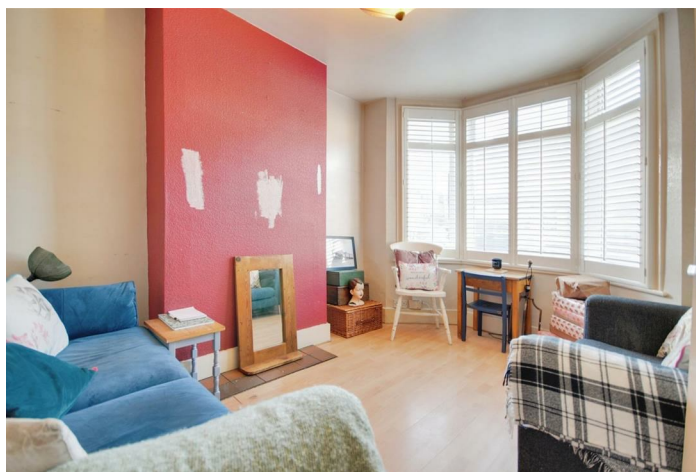


FREEHOLD



House - Terraced (EPC Rating:)

CASSIOBRIDGE ROAD, WATFORD,
WD18 7QL

£430,000

3 Bedroom House - Terraced located in Watford

Warren Anthony are delighted to present to the market a three bedroom mid terrace family home situated in sought after residential road offered with no onward chain. With the added benefit of being to walk to the Metropolitan Station, Cassiobury Park, the town centre and Watford General Hospital.

Entrance from front door to the

Hallway A welcoming space with stairs to first floor and doors to the living room, understairs cupboard, and to the dining room.

Reception One 4.13m x 3.06m (13'7" x 10'1") – a bright and airy room with upvc windows to front aspect, attractive fitted wooden shutters, pendant lighting, open fireplace, radiator, laminate flooring.

Under Cupboard Stairs

Dining Room 3.95m x 3.16m (13'0" x 10'4") Double glazed window to rear aspect. Laminate flooring, pendant lighting and wall lighting, radiator, laminate flooring. Stairs to first floor and door to

Kitchen 3.79m x 2.27m (12'5" x 7'5") – walnut effect and white gloss laminate kitchen units which have been fitted with a good range of wall and base units with block laminate worktop, stainless steel sink unit with mixer tap and drainer. Tiled splashbacks, room for freestanding gas cooker, fridge freezer and washing machine. Pendant lighting, laminate flooring. Double glazed window to side aspect leading to lobby then to

Bedroom 3 / Study Room 3.22m x 2.27m (10'7" x 7'5")

First Floor Landing – With doors to both bedrooms and bathroom, carpet to floor and ceiling light.

Bedroom 1 3.95m x 3.26m (13'0" x 10'8") – Good sized double room with front aspect, radiator and pendant lighting.

Bedroom 2 3.16m x 3.06m (10'4" x 10'1") – Another good sized double room with UPVC windows to garden aspect. With radiator, pendant lighting.

Bathroom 3.79m x 2.27m (12'5" x 6'5") – great sized with full sized bath, sink and wc with radiator, pendant lighting and obscure double #glazed window overlooking rear aspect.

Outside

The rear garden is of good size, enclosed by panel fencing and mainly laid to lawn with mature bedding

Parking Permits for two cars plus visitors permits.

Freehold

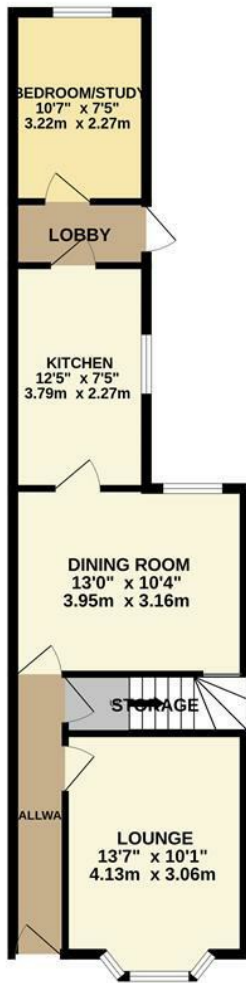
Council Tax Council Band WATFORD BOROUGH COUNCIL Band D

EPC – this property comes with a brand new EPC and is energy rating C

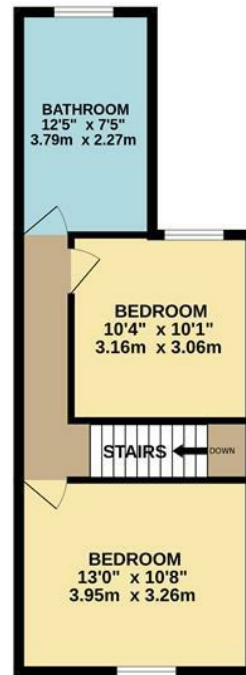


WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.

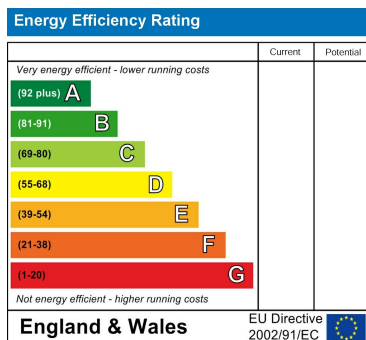


TOTAL FLOOR AREA: 951 sq.ft. (88.3 sq.m.) approx.

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the