

FREEHOLD



House - Terraced (EPC Rating: D)

SOTHERON ROAD, WATFORD,
HERTFORDSHIRE, WD17 2QA

£399,950



3 Bedroom House - Terraced located in Hertfordshire

Offered for sale with no upper chain, Sotheron Road is a spacious three bed mid terrace which has had a side return extension providing good size living accommodation. Located in a popular residential road a few minutes walk from Watford Junction. VIEWINGS TO COMMENCE 31ST JANUARY 2025.

A fine home within the prestigious WD17 postcode, a great neighbourhood with strong community ethos only a short stroll to Watford Junction and the Town Centre.

An early inspection is highly recommended to appreciate the quality of accommodation on offer.

The front reception has been tastefully decorated with a feature fireplace, window overlooking the front aspect with pendant lighting and good quality laminate to floor.

Continuing to the rear reception currently set up as a dining room with pendant lighting, radiator and powerpoints.

The doorway leads to the rear which has been extended to provide an attractive kitchen area with shaker style units at eye and base level tastefully contrasted with wood effect worktops. space for range cooker and white goods, extractor fan. Sky lantern light providing plenty of natural daylight. The floor has been tiled throughout and leads to both the utility room and door to the rear garden.

The bathroom is of good size, continuing with tiled floor, wc, sink, bath with shower and glass partition with obscured window.

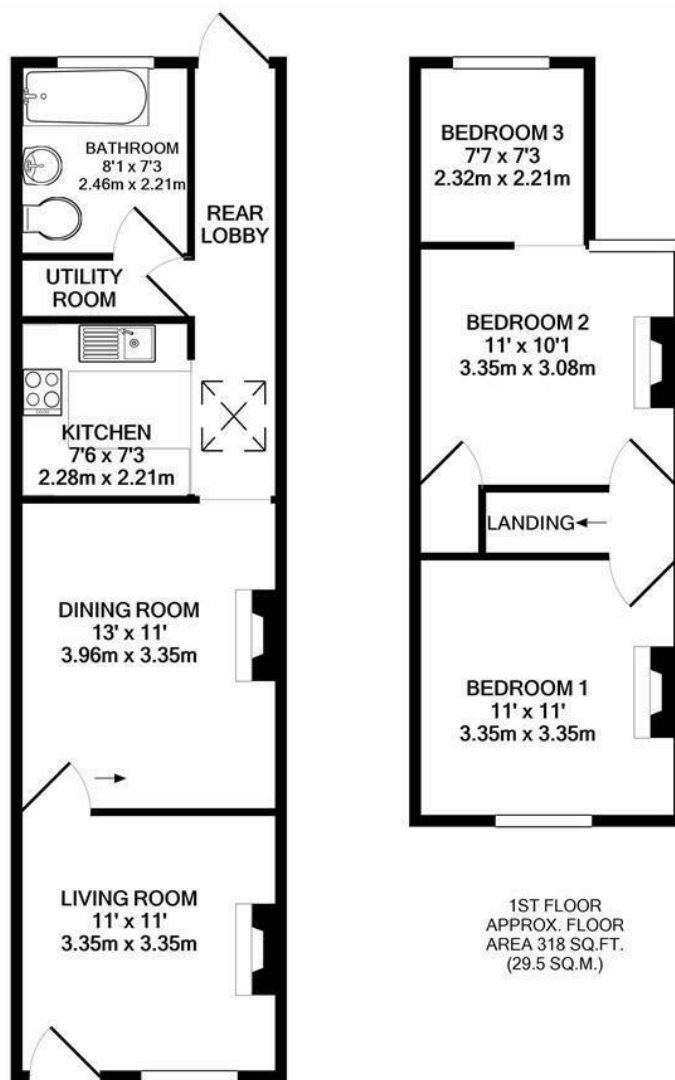
To the first floor there are two double bedrooms off landing. The third is accessed

from second.

Outside there is a tidy rear garden enclosed by panel fencing with a decking area then small raised area.



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



1ST FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)

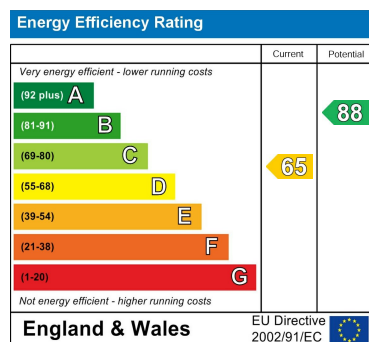
TOTAL APPROX. FLOOR AREA 781 SQ.FT. (72.6 SQ.M.)

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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