

FREEHOLD



House - Terraced (EPC Rating:)

BRIGHTWELL ROAD, WATFORD, WD18
0SH

£430,000

3 Bedroom House - Terraced located in Watford

A three bedroom, two bathroom family home in a highly sought after road. Situated a short distance to the town Centre and Watford General Hospital. An early inspection is highly recommended.

Brightwell Road is a popular road yet only a short distance to the hospital, town centre and excellent schools and transport links. The property is in a friendly neighbourhood. Parking on the road is usually readily available due to resident parking permits and the number of other properties with their own drives.

This home is an attractive three bedroom, two bathroom family home and is offered to the market in good condition.

To the front is small brick enclosed garden leading to the storm porch and UPVC front door into the hallway. Also to the front, situated below the flying freehold, is gated access providing means of entry to the rear of the property. The location of the property next to the alleyway adds extra square footage to the largest bedroom and a very spacious loft which lends itself to a future loft conversion (stpp).

From the hallway leading to the reception room and stairs. The attractive through reception is of great size and is a dual aspect room. The front aspect has fireplace, radiator, pendant lighting and carpet to floor. Continuing to the rear aspect which benefits from a large rear window overlooking the side return and garden. This area has plenty of space for dining table and chairs, alcove, radiator.

Door to understairs cupboard and to the kitchen.

The galley style kitchen is a wider than average space with a good range of fitted units at base and eye level with room for freestanding appliances including gas cooker, space for tall fridge freezer. Tiled wall splashback, radiator, boiler. There is a side door leading to the garden in addition to a window with side aspect.

To the rear of the kitchen is an extended area leading to the separate downstairs wc and bathroom.

To the first floor there are three double bedrooms; the larger bedroom overlooks front aspect and the other two are to the rear. Our property also has the rare advantage of also having an upstairs shower room which provides the second w.c. and hand wash basin.

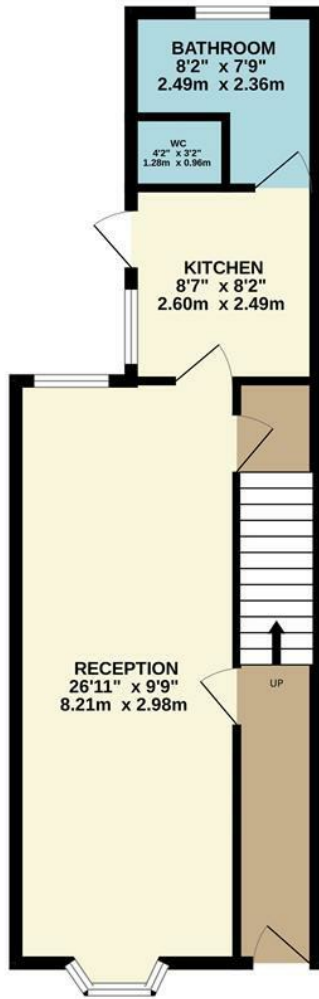
Outside: To the rear, there is a fabulous garden; this is a great space with flower bed and mature planting either side. The small patio area leads to the lawn and to a shed at the rear of the garden. Enclosed by panel fencing.

This Freehold property is available for sale and is Chain Free - we advise you book at your earliest convenience to avoid disappointment.

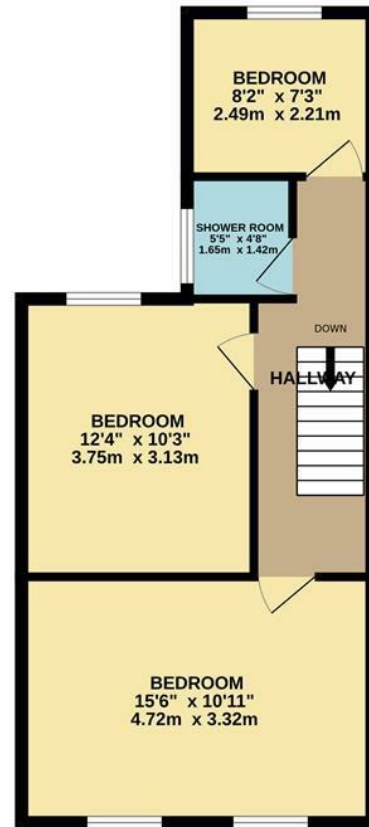


WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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

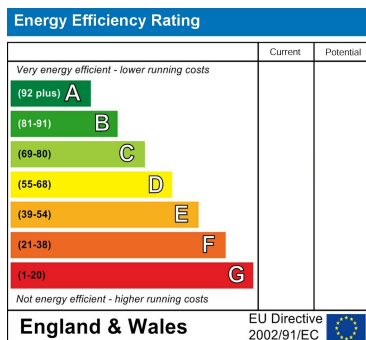
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Energy Performance Graph



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