

FREEHOLD



House - Terraced (EPC Rating: C)

SOTHERON ROAD, WATFORD, WD17
2QA

Guide Price

£395,000



2 Bedroom House - Terraced located in Watford

In our opinion our two bedroom, one bathroom family home will be highly sought after on the current market. Situated a short distance to the town centre and Watford Junction. An early inspection is highly recommended. CHAIN FREE. The marketing photos for this property were taken pre-tenancy and will be updated shortly. The floorplan is also to follow.

Full Description SUMMARY

Our property in Sotheron Road is a two bedroom Victorian mid terrace house, situated in a popular area of Watford due to its locality to the Junction station and the Town Centre.

The marketing photos for this property were taken pre-tenancy and will be updated when the tenants leave in the next couple of weeks. The property has no forward chain making this is an ideal purchase for first time or investment buyers.

From the UPVC front door and enter into an reception area, with alcove and fireplace. With laminate to floor, neutral decoration, powerpoints and plenty of room for furniture and storage.

Pass the stairs into the larger dining room, a lovely open space with understairs storage, alcoves, fireplace, laminate to floor and space for dining table and chairs and other furniture. Door to garden.

The galley style kitchen has a range of fitted units in white gloss at base and eye level with integrated appliances including 4 ring gas hob and oven, space for full sized fridge freezer and space and plumbing for washing machine. Tiles to floor.

The bathroom has been modernised with a new suite comprising a panel enclosed bath with mixer taps and shower attachments, low level w.c and a wash hand basin with vanity unit below.

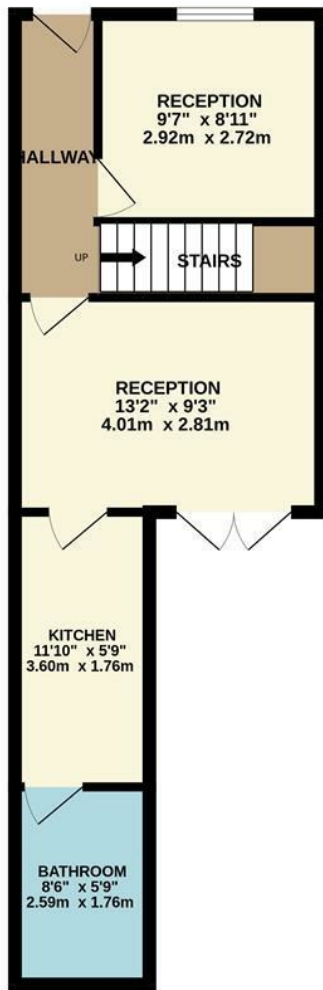
To the first floor there are two double bedrooms one overlooking the front and one to the rear.

Outside: there is a small front garden. The rear is of good size, being a generous proportion of patio and lawn. Enclosed by panel timber fencing with a large storage shed.

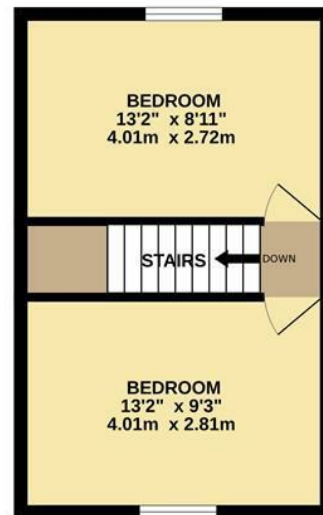


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GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



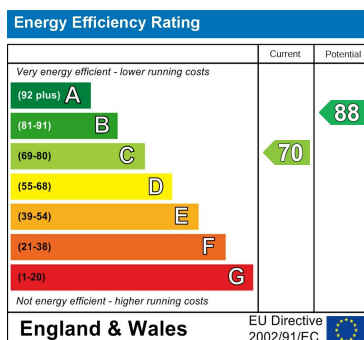
TOTAL FLOOR AREA: 681 sq.ft. (63.3 sq.m.) approx.

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

C

Energy Performance Graph



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