

FREEHOLD



House - End Terrace (EPC Rating: C)

CARDIFF ROAD, WATFORD, WD18 0DT

£375,000

2 Bedroom House - End Terrace located in Watford

Warren Anthony are pleased to offer sale an end of terrace home situated in the sightline of Watford Grammar School for Girls, making this a very attractive location for the young family seeking admission to excellent schools. Comprising of two reception rooms, a fitted kitchen with direct access to the rear garden, and two double bedrooms, both with en-suite bathrooms.

As well as in walking distance to brilliant schools, this home is perfectly located for local amenities and transport. The property is conveniently located near to Watford Town Centre, with great variety of shops, cafes, and entertainment.

The home features with gated side access to the garden, permit parking, and excellent transport links with Watford High Street Station and Bushey Train Station close by.

Front door leading to the

Living Room

11' 5" x 11' 1" (3.48m x 3.38m)

A welcoming space with a window to the front, radiator, and television point.

Dining Room

11' 5" x 11' 5" (3.48m x 3.48m)

Overlooking the rear garden, this room offers a radiator, storage cupboard, and access to the kitchen.

Kitchen

12' 9" x 6' 2" (3.89m x 1.88m)

Well-equipped with good range of wall and base units, work surfaces, and space for white goods fridge, washing machine, dishwasher, freestanding cooker. The kitchen also features a door leading to the rear garden, along with windows to the side and rear, providing plenty of natural light. There's also a wall-mounted boiler, radiator, and extractor fan.

Stairs leading to the First Floor with doors

leading to Bedroom One and Bedroom Two:

Bedroom One

11' 5" x 11' 5" (3.48m x 3.48m)

A spacious bedroom with built-in wardrobes, radiator, and access to the en-suite bathroom.

En-Suite Bathroom

Bath with shower unit, wash hand basin, low level wc, heated towel rail, extraction fan, and part-tiled walls. Room for storage. A window to the rear allows for natural light.

Bedroom Two

11' 5" x 11' 1" (3.48m x 3.38m)

This double bedroom offers a window to the front, radiator, and access to its own en-suite shower room.

En-Suite Shower Room

Comprising of shower, wc, wash hand basin, radiator, and extraction fan.

OUTSIDE:

Rear Garden

The garden is an attractive area set up to capture those all important rays! Laid to shingle with room for furniture and pots, enclosed by panel fencing. Gate to side access.

Parking

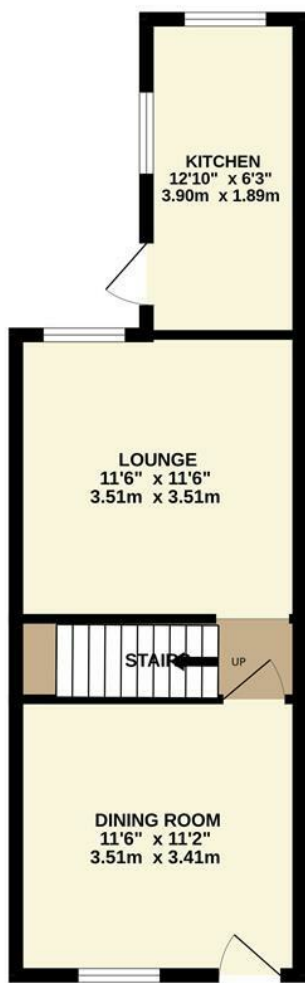
On street permit parking is available for two cars plus visitors.

FREEHOLD.

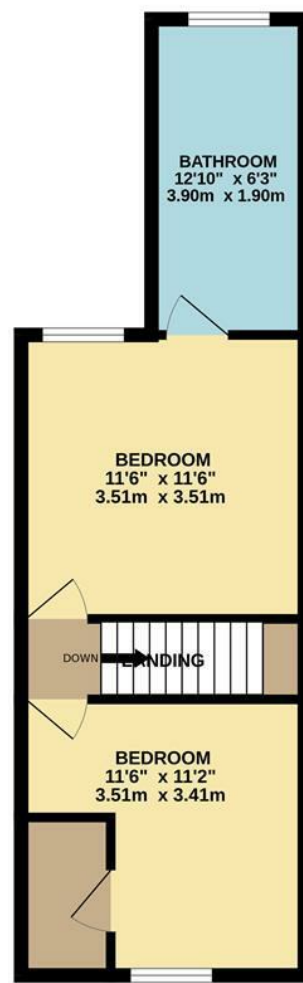


WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



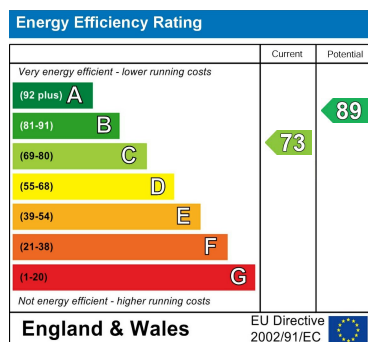
TOTAL FLOOR AREA : 756 sq.ft. (70.3 sq.m.) approx.

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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