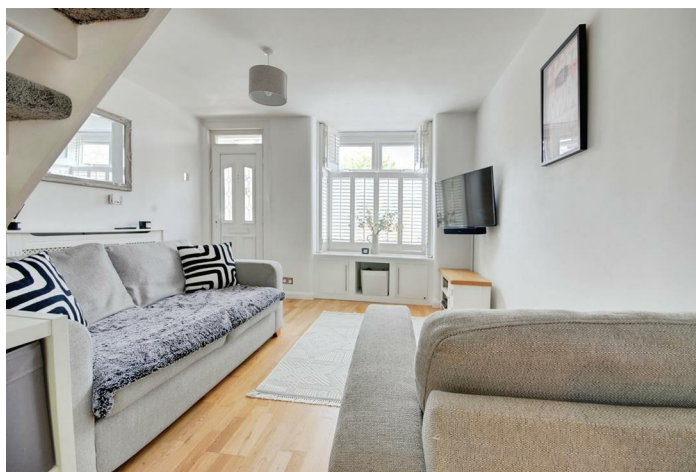


FREEHOLD

8 am - 10 pm



House - Terraced (EPC Rating: D)

AYNHO STREET, WEST WATFORD,
WD18 0ET

£387,500

WARREN
ANTHONY



2 Bedroom House - Terraced located in West Watford

A beautifully presented two mid terrace property located in a quiet popular residential area of West Watford, locally know as 'The Square'. Benefitting from a through lounge/dining room, modern fitted kitchen, two double bedrooms and family bathroom. FREEHOLD Energy rating D

Warren Anthony are delighted to offer for sale a delightful two bedroom family home which has been tastefully redecorated throughout.

The Victorian mid-terrace property is ideally situated in a quiet conservation area but is also a convenient short walking distance to Watford Grammar School for Girls, the hospital and town centre.

On entering the a small enclosed front garden, the front door leads into the light and airy through reception room currently used as the lounge area with a large bay window, engineered wood flooring and a radiator. The open plan staircase separates the spacious dining area with a window overlooking the rear garden.

The fitted kitchen has a range of wall and base units with solid wood roll top work surfaces, stainless steel sink unit, integrated five ring gas hob with electric oven below and extractor hood above, dual window overlooking rear garden, additional window to side aspect and door leading to rear garden.

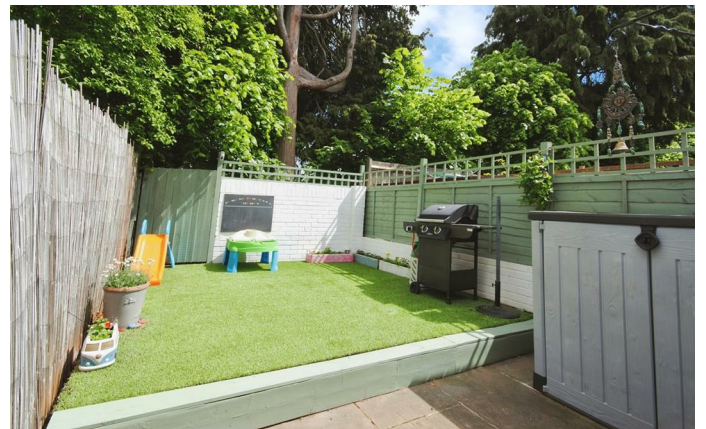
To the first floor there are two double bedrooms with the rear bedroom accessing the en-suite family bathroom.

The bathroom has a modern white suite with a panel enclosed bath with mixer taps and a power shower above. A wash handbasin with

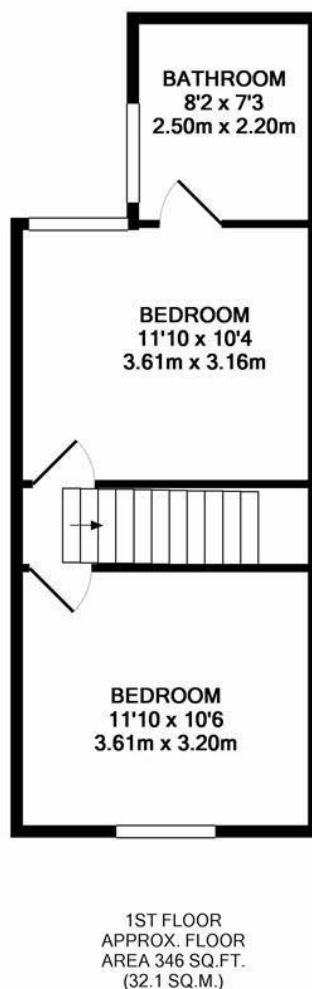
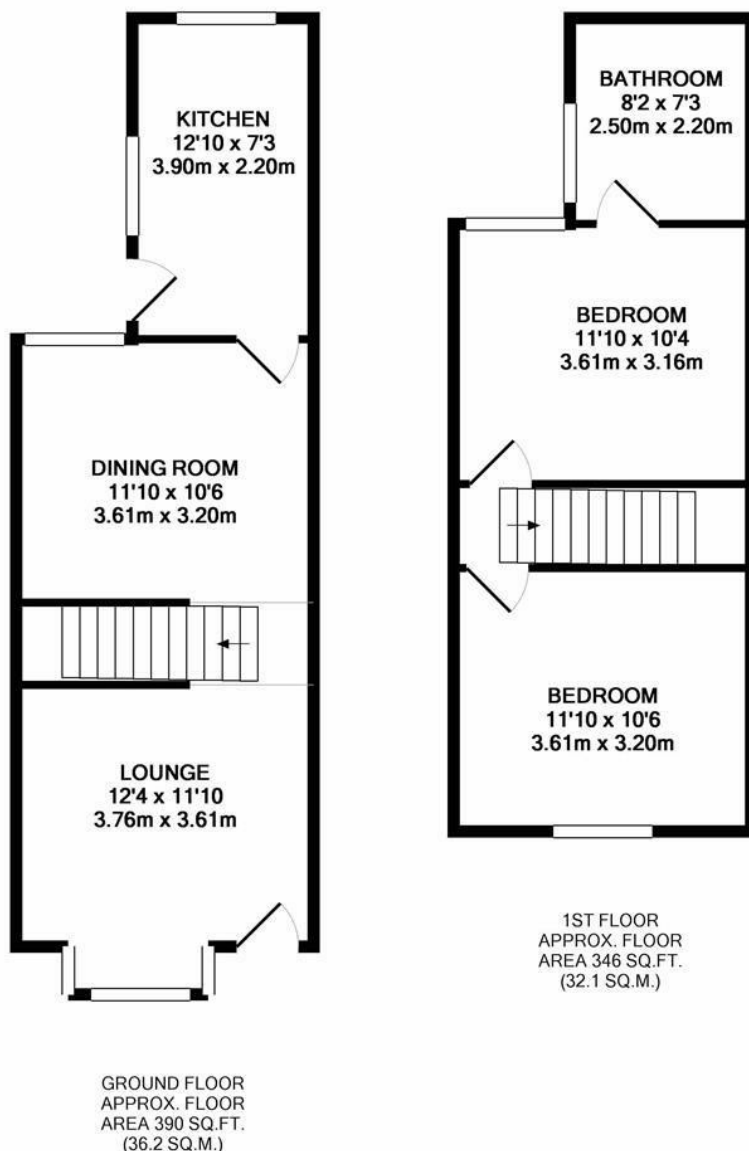
vanity unit below and a separate w.c. Obscured glazed window to side aspect. The walls are fully tiled.

The garden is a tranquil retreat with the additional benefit of not being overlooked. The patio is laid in Cotswold style sandstone pavers. The lawn, using good quality faux turf, is tasteful yet practical. Enclosed by panel fencing and brick wall to the rear.

Council Tax: Watford Borough Council C
EPC rating D expires 2028
Freehold



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



GROUND FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.2 SQ.M.)

AYNHO STREET

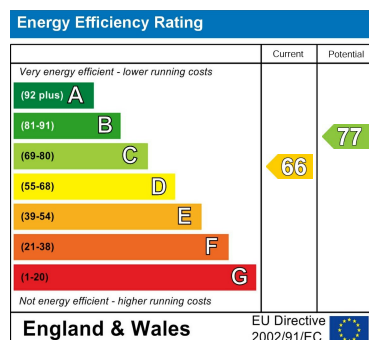
TOTAL APPROX. FLOOR AREA 736 SQ.FT. (68.3 SQ.M.)

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

C

Energy Performance Graph



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https://www.warrenanthony.co.uk

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