

FREEHOLD



House - End Terrace (EPC Rating: D)

QUEENS ROAD, WATFORD,
HERTFORDSHIRE, WD17 2NT

£400,000

2 Bedroom House - End Terrace located in Hertfordshire

This beautifully refurbished end-of-terrace house has been finished to an exceptional standard throughout and is presented in immaculate condition. Ideally located 0.2 miles to Watford Junction Station and 0.4 miles to the town centre, the property offers modern, stylish living in a highly convenient location. Ideally offered for sale Chain Free.

Our Queens Road property on approach, is set back and has a brick enclosed front garden creating privacy to within. The front door leads into the through reception room which has been tastefully redecorated throughout. With pendant lighting, lots of powerpoints, good quality laminate flooring, radiator and a large window overlooking the garden which allows provides plenty of light to flood the room.

The modern fitted kitchen with a generous range of soft close, high gloss wall and base units with attractive marble effect worktop work surfaces, stainless steel sink unit, metro tile splashback, integrated hob with electric oven below and extractor hood above, integrated fridge freezer, window to side aspect and door leading to rear garden. Door to separate ground floor wc.

To the first floor there are two generous double bedrooms with separate access to the family bathroom.

The gorgeous bathroom has been thoughtfully designed with a modern white suite with a glass panel enclosed bath with mixer taps and a shower above. A wash handbasin with vanity unit below and a separate w.c. The walls are attractively tiled in olive metro tiles.

The walled garden is an attractive courtyard, combining a mixture of a Cotswold stone patio and a good quality decking area

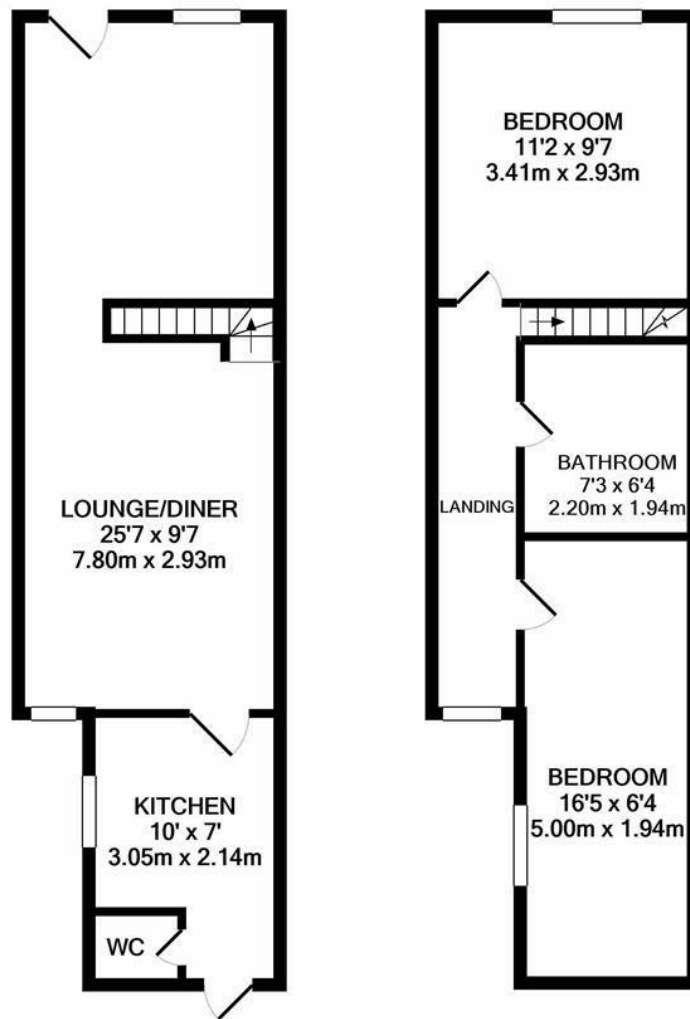
with raised brick planters. There is an additional side access to garden.

Additional benefits include double glazing, gas central heating, and permit parking.

Watford Borough Council : Tax Band C
EPC rating D expires 2030
Freehold



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



GROUND FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 309 SQ.FT.
(28.7 SQ.M.)

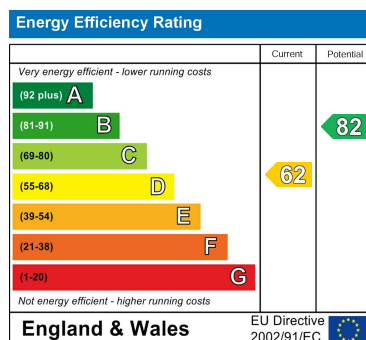
TOTAL APPROX. FLOOR AREA 626 SQ.FT. (58.1 SQ.M.)

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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