

FREEHOLD



House - Semi-Detached (EPC Rating:)

**BEECHWOOD RISE, WATFORD, WD24
6SQ**

Asking Price

£485,000

3 Bedroom House - Semi-Detached located in Watford

A three bedroom semi-detached family home in a sought after residential road with off street parking offered for sale in excellent order throughout.

Situated in a residential location with excellent transport links and local shops and schools. An internal viewing is recommended .

Entrance Hall - Double glazed entrance door with etched glass windows, understairs storage cupboard, wood flooring.

Through lounge with feature fireplace with mantel and surround, pendant lighting, carpet to floor, double glazed windows leading to the dining area.

Kitchen - Range of wall and base units in painted shaker style, spot lighting, rolled worktop surfaces, inset stainless steel sink unit, space for dishwasher, washing machine, hob, double oven within housing, tiled floor, double glazed window to rear.

First Floor - Landing, access to loft space, double glazed frosted window to side.

Bedroom One - Range of wardrobes, double glazed window to front, quality wood style flooring.

Bedroom Two - Room for double bed with double glazed window to rear.

Bedroom Three - Good sized single with plenty of room for additional storage.

Bathroom - White suite consisting of bath,

hand held shower, wash hand basin with built vanity unit below, low level w.c., tiled walls and linoleum to floor.

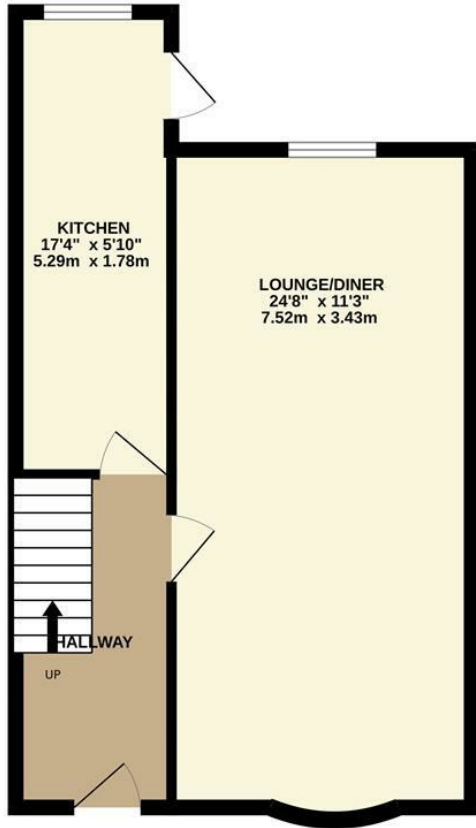
The rear garden extends to approx 60ft with paved patio area and lawn

The front consist of driveway and lawn. It could also be extended to provide additional parking spaces.

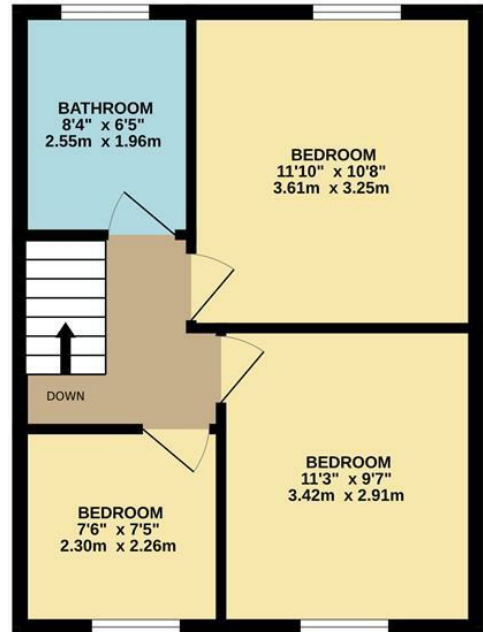


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GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.7 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

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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