

FREEHOLD



House - End Terrace (EPC Rating: D)

ESTCOURT ROAD, WATFORD, WD17  
2PY

£399,950

# 3 Bedroom House - End Terrace located in Watford

We are pleased to offer to the market a three bedroom end of terrace within walking distance to the Town Centre and to Watford Junction. The property is chain free and this location is highly sought after because of its ideal locality.

## SUMMARY

Our lovely property is a three bedroom end of terrace with downstairs bathroom. Located in a favoured residential road being only a short stride to the Town Centre and Watford Junction Station.

### Entrance

Benefitting from UPVC front door to hallway with doors leading to both the front and rear reception. Stairs to first floor.

Reception One 15'3" x 9'4" (4.66m x 2.85m) Currently set up as a lounge area. Door from porch with window to front aspect, wooden flooring, radiator.

Reception Two 13'10" x 8'5" (4.22 x 2.56m) With double glazed door to the garden, radiator, wooden flooring, fireplace, access to the kitchen.

Kitchen 8'6" x 8' (2.60m x 2.44m ) Fitted kitchen comprising of white gloss wall and base units, work surface, stainless steel sink with drainer, window to side aspect, boiler, tiled splashback, space and gas cooker and hob, space and plumbing for washing machine and door to downstairs bathroom.

### Bathroom

Comprising WC, wash hand basin, bath, fully tiles walls, obscured glazed window to side

aspect.

### First Floor Landing

Stairs leading to first floor. All three bedrooms are off landing.

Bedroom 1 13'10" x 11'7" max (4.22m x 3.53m)

Double glazed window to front aspect, laminate to floor, pendant lighting, radiator.

Bedroom 2 10'8" x 8'6" max (3.26m x 2.60)

Double glazed window to rear aspect, laminate to floor, pendant lighting, radiator.

Bedroom 3 13'3" x 8' max (4.04m x 2.44)

Double glazed window to rear aspect, carpet to floor, pendant lighting, radiator.

### Outside

#### Rear Garden

Patio. Lawn with raised beds. Enclosed by wooden fence panels.

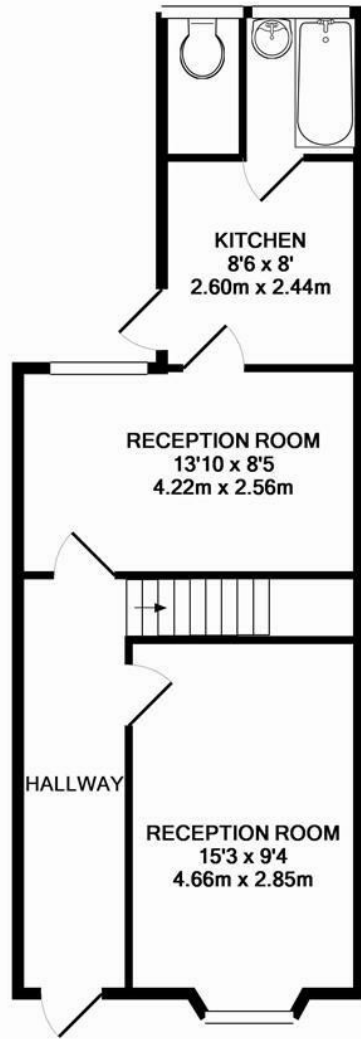
### TENURE: FREEHOLD

Parking Permits for two cars plus visitor permits.

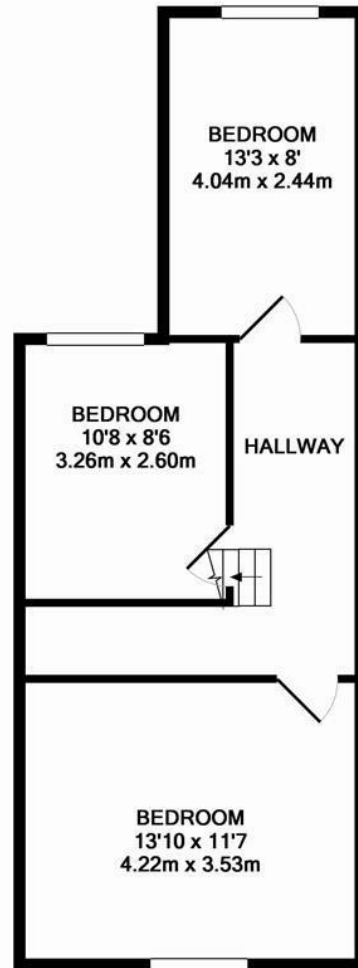




WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD



GROUND FLOOR



1ST FLOOR

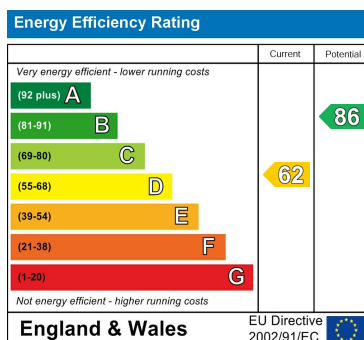
ESTCOURT ROAD

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

**D**

Energy Performance Graph



Call us on

**01923 220012**

**sales@warrenanthony.co.uk**

**<https://www.warrenanthony.co.uk>**

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