



SIGNATURE

## Sotheron Road

Watford, WD17 2QB

**£375,000**

Nestled on the quaint Sotheron Road, this delightful terraced house presents an exceptional opportunity to own a cosy abode in the vibrant heart of Watford town. Boasting a fusion of traditional charm and modern comforts, this property offers a perfect blend for comfortable living.

As you step inside, you are greeted by a warm ambiance accentuated by two inviting reception rooms downstairs, ideal for relaxation or entertaining guests. The layout flows seamlessly, providing a sense of space and versatility. The heart of the home lies in its well-appointed kitchen, offering ample space for culinary endeavours and featuring modern amenities to cater to your cooking needs.

Ascending the staircase, you'll find two generously sized double bedrooms, providing comfortable retreats for rest and relaxation. Additionally, the property boasts a loft room with a window, as well as a basement with a window, providing ample storage.

One of the standout features of this property is its rear extension, showcasing the kitchen and a new, modern shower room, adding both convenience and contemporary flair to the home. Outside, a front bin store and a rear garden offer practical outdoor spaces, perfect for enjoying al fresco dining or simply soaking up the sunshine.

With its prime location in the heart of Watford town, residents can enjoy easy access to an array of amenities, including shops, restaurants, schools, and transport links, ensuring a lifestyle of convenience and connectivity.

- Two double bedrooms upstairs
- Terraced house
- Two downstairs reception rooms
- Modern kitchen with integrated appliances
- New modern shower room
- Rear private garden and front bin store
- Permit parking
- Viewings recommended

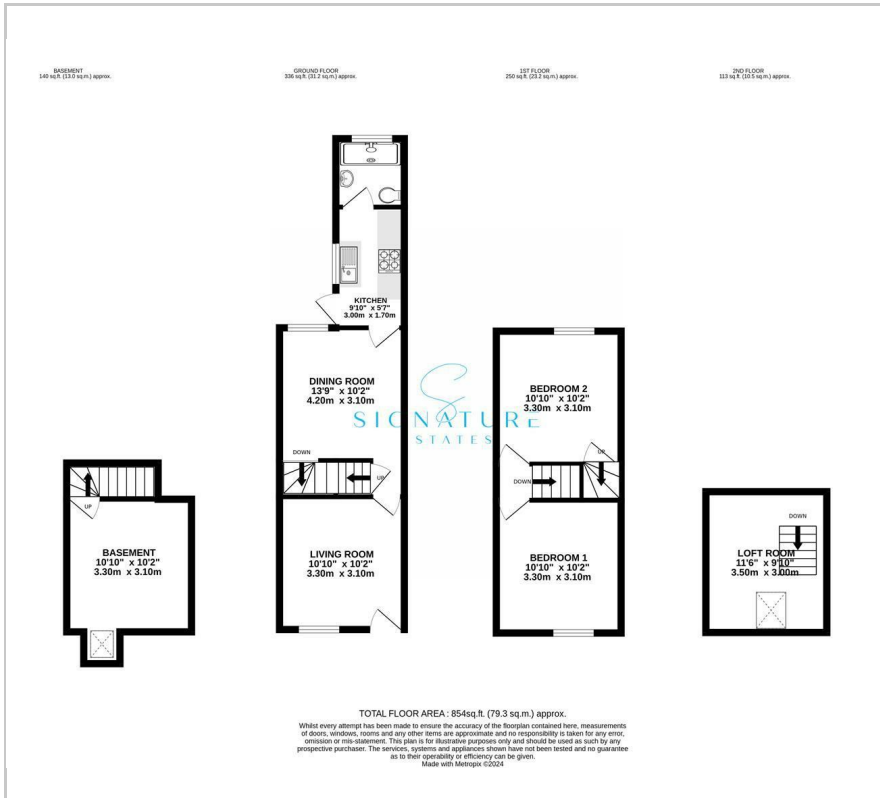
### Viewing

Please contact our Watford Office on 01923224030 if you wish to arrange a viewing appointment for this property or require further information.





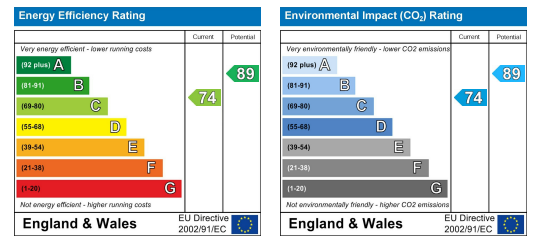
## Floor Plan



## Area Map



## Energy Efficiency Graph



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