



**Diamond Road  
Watford, WD24 5EN  
Asking price £450,000**

OPPORTUNITY TO PURCHASE A CHAIN FREE larger than average mid-terrace house situated on a quiet residential road in North Watford. The property comprises of two reception room, and a fitted kitchen with a new boiler, upstairs you will find three double bedrooms, and a family bathroom the property also benefits from a private rear garden and permit parking. The property is conveniently located with access to several transport links including Watford Junction station that provides direct links into London Euston as well as the A41, M1 & M25 motorways. There are a variety of well-regarded local nurseries, primary schools and secondary schools within catchments. There are a range of local shops and amenities within proximity as well as Callowland Recreation Ground, Watford High Street and Shopping Centre being a short walk away providing further shops, eateries, entertainment and recreational facilities. The property renovation has started and will be sold as seen, giving a potential buyer the opportunity to put their own touch on the house. Please contact us today to arrange a viewing!

- Three Double Bedrooms
- Bathroom Off Landing
- Private Rear Garden
- Tunnel Terrace
- Partly Refurbished
- Fantastic Location
- Permit Parking Available
- Sold With No Chain





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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| <b>England &amp; Wales</b>                                      |   | EU Directive 2002/91/EC |           |

