House - Terraced (EPC Rating: D)

CHESTER ROAD, WATFORD, WD18 0LJ

Offers In Excess Of

£450,000

WARREN ANTHONY

3 Bedroom House - Terraced located in WATFORD

A beautifully presented three bedroom mid-terraced home featuring the highly sought-after flying freehold, making the upstairs notably larger than neighbouring properties. The house has been renovated throughout and offers a bright through reception room, a welcoming separate hallway, good sized kitchen and downstairs WC.

Upstairs provides three well-proportioned bedrooms and a modern bathroom all off-landing. Located in Central Watford, the property is ideally positioned for Watford General Hospital, local shops, well-regarded schools, and both Watford Junction and Watford Metropolitan Station.

Ground Floor

Entrance: Approached via a small front garden with open porch and UPVC front door.

Hallway: Welcoming entrance hall leading to the through reception room.

Reception Room: Excellent size with double-glazed window to the front aspect and UPVC door to the rear garden. Features include replastered walls, inset lighting, radiator, ample power points and quality laminate flooring. Open staircase to the first floor.

Kitchen: Impressive extended kitchen fitted with a range of white high-gloss wall and base units, roll-top work surfaces, metro-style tiling, and stainless steel sink with mixer tap. Includes integrated oven and gas hob, space and plumbing for washing machine, and room for a large fridge-freezer. Tiled flooring, inset lighting, and double-glazed window to the side aspect.

Downstairs WC: Accessed via the kitchen, with modern fittings and tiled finish.

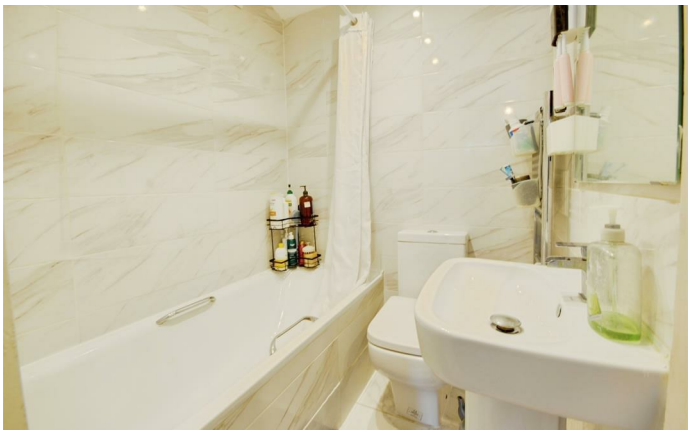
First Floor
Bedroom 1: Fantastic size spanning the full width of the property, with window to front aspect, pendant lighting, radiator, power points, and carpet flooring.

Bedroom 2: Window to rear aspect, ample space for wardrobes and storage, pendant lighting, radiator, and carpet flooring.

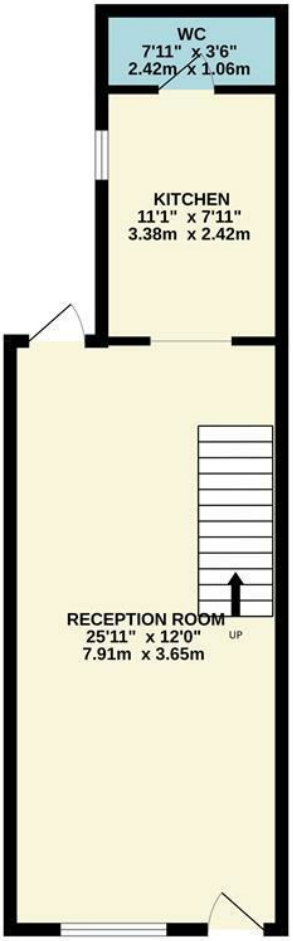
Bedroom 3: Window to rear aspect, pendant lighting, radiator, power points, and carpet flooring.

Bathroom: Stylish family bathroom with marble-effect tiles to walls and floor, bath, WC, basin, towel rail, inset lighting, and space for storage.

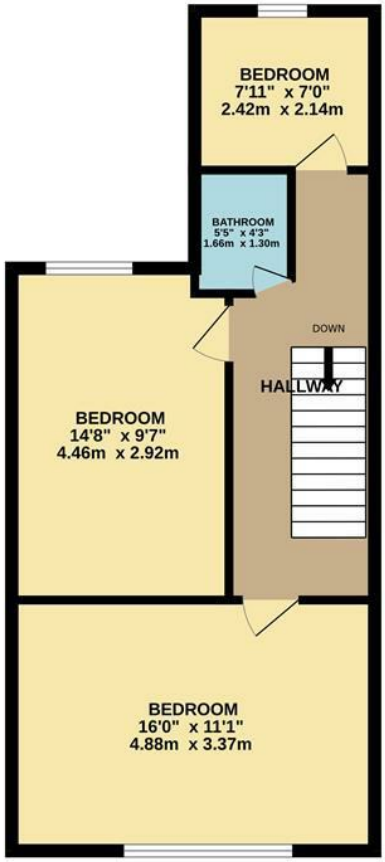
Rear Garden: Attractive and low-maintenance, comprising a paved patio, paved path, and lawned area bordered by panel fencing and brick walling. Includes space for a shed, gated side alley access, and rear gate leading to additional access.



GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



CHESTER ROAD

TOTAL FLOOR AREA : 928 sq.ft. (86.2 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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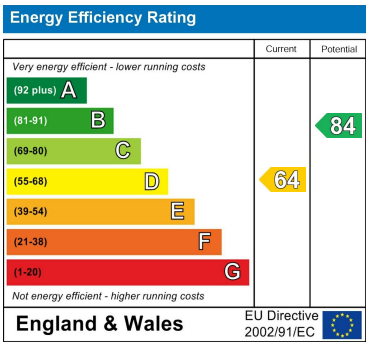
Council Tax Band

D

Energy Performance Graph



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