



ESTATE & LETTINGS AGENTS

Prestwick Road, Watford, WD19



FOR SALE £475,000 Freehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

A well-presented 'No Fines' construction **three-bedroom end-of-terrace home**, offered in good condition throughout and ideal for families, first-time buyers, or investors alike.

The property comprises a **spacious front-aspect living room**, providing a bright and welcoming space for relaxation and entertaining. To the rear is a **modern fitted kitchen/dining room**, offering ample storage and worktop space with room for family dining. The ground floor also benefits from a convenient **shower room/WC**.

Upstairs features **three generously sized double bedrooms**, two of which include fitted wardrobes, along with a well-appointed **family bathroom**.

Externally, the property enjoys both **front and rear gardens**. The rear garden is mainly paved for low maintenance with the remainder laid to lawn, creating a practical outdoor space for entertaining and family use.

Ideally situated close to Carpenders Park railway station, the home offers excellent transport links. It is also within easy reach of the shops, restaurants and amenities of Watford and Northwood.

Early viewing is highly recommended.



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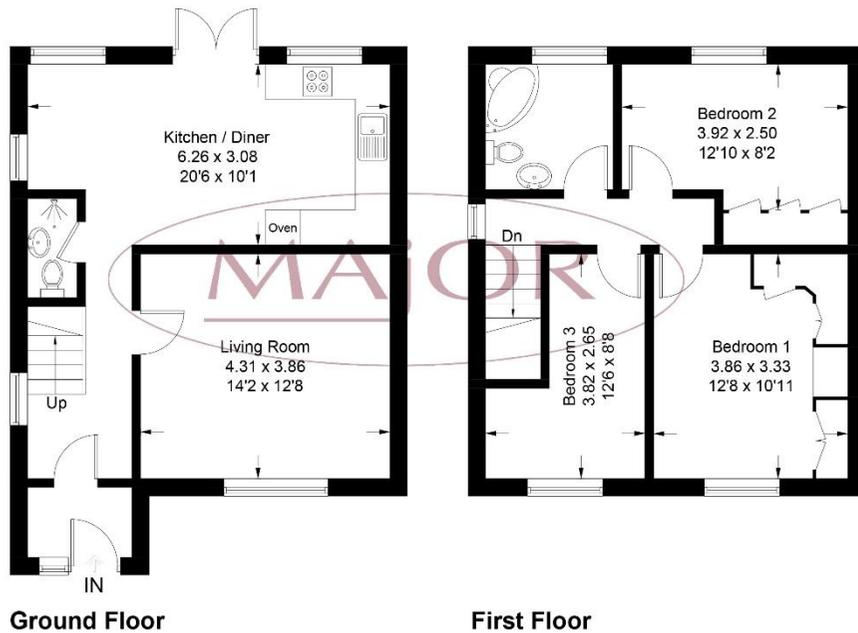


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Approximate Gross Internal Area = 91.5 sq m / 985 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1274851)

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Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

