



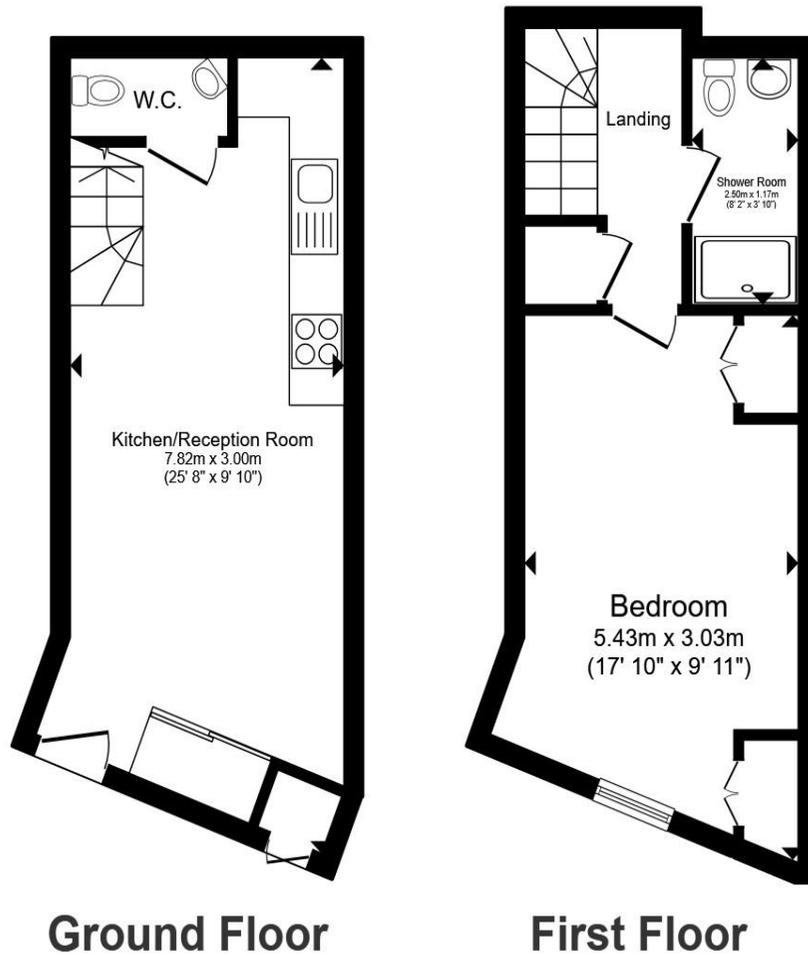
Loates Lane, Watford, WD17 2AB

welcome to

Loates Lane, Watford

This attractive one-bedroom end-terraced freehold house features modern open-plan living and a downstairs WC, set in a highly convenient central location just 160 metres from Watford Town Centre and less than a mile from Watford Junction, with excellent access to the M1, M25 and A41.





Ground Floor

First Floor

Entrance

Kitchen/Reception Room

25' 8" x 9' 10" (7.82m x 3.00m)

Wc

Bedroom

17' 10" x 9' 11" (5.44m x 3.02m)

Shower Room

8' 2" x 3' 10" (2.49m x 1.17m)

Total floor area 46.2 m² (498 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Loates Lane, Watford

- Attractive One Bedroom End-Terraced House
- Freehold Property
- Just 160 Metres from the Town Centre
- Spacious Double Bedroom
- Only 0.5 Miles to Watford Junction & Watford High Street Station

Tenure: Freehold EPC Rating: C

Council Tax Band: B

Guide price

£280,000 - £300,000



Please note the marker reflects the postcode not the actual property

view this property online [brownmerry.co.uk/Property/WAF104982](https://www.brownmerry.co.uk/Property/WAF104982)



Property Ref:
WAF104982 - 0008

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