



**St. Marys Road, Watford, WD18 0EE**

**welcome to**

**St. Marys Road, Watford**

An attractively styled 2/3 bedroom mid-terraced home providing modern interiors, versatile accommodation over three floors and an enviable central Watford position. Call us today to view!





**Entrance**

Irregular Shaped Room x ( x )

**Reception Room**

27' 9" x 10' 11" ( 8.46m x 3.33m )

**Kitchen**

13' 7" x 10' 9" ( 4.14m x 3.28m )

**Shower Room**

7' 5" x 6' ( 2.26m x 1.83m )

**Bedroom 1**

13' 6" x 10' 11" ( 4.11m x 3.33m )

**Bedroom 2**

11' 3" x 10' 11" ( 3.43m x 3.33m )

**Dressing Room**

8' 2" x 5' 11" ( 2.49m x 1.80m )

**Loft Room**

16' 3" x 10' 11" ( 4.95m x 3.33m )

Total floor area 91.0 m<sup>2</sup> (980 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](http://www.propertybox.io)



**Agents Note**

There is a easement on the title, please enquire with the branch.

welcome to

## St. Marys Road, Watford

- Charming 2/3 Bedroom Mid-terraced Home in a Prime Town Centre Location
- Stylish Modern Kitchen Featuring a Skylight for Abundant Natural Light
- Master Bedroom with Built-In Fitted Wardrobes
- Versatile Loft Room with Useful Eaves Storage
- Private Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

Offers over

**£450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [browbandmerry.co.uk/Property/WAF105128](https://www.browbandmerry.co.uk/Property/WAF105128)



Property Ref:  
WAF105128 - 0004

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