

38 Penrose Avenue, Watford

£575,000

fairfieldestates



38 Penrose Avenue

Watford

Offered with no upper chain and in this highly sought after residential location near to greenbelt, we are excited to bring to market this well-presented two double bedroom, 2 reception room, detached bungalow (Easy conversion into a 3 bedroom, 1 reception) providing an excellent opportunity for buyers seeking a spacious and versatile home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NO UPPER CHAIN
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- FRONT RECEPTION/POSSIBLE CONVERT INTO BED 3
- 2 FURTHER DOUBLE BEDROOMS
- 23'11 x 10'11 REAR LOUNGE
- REPLACEMENT KITCHEN & BATHROOM
- LARGE QUALITY GARAGE
- SOUTH FACING GARDEN
- EPC RATING 'D'
- COUNCIL TAX BAND 'E'













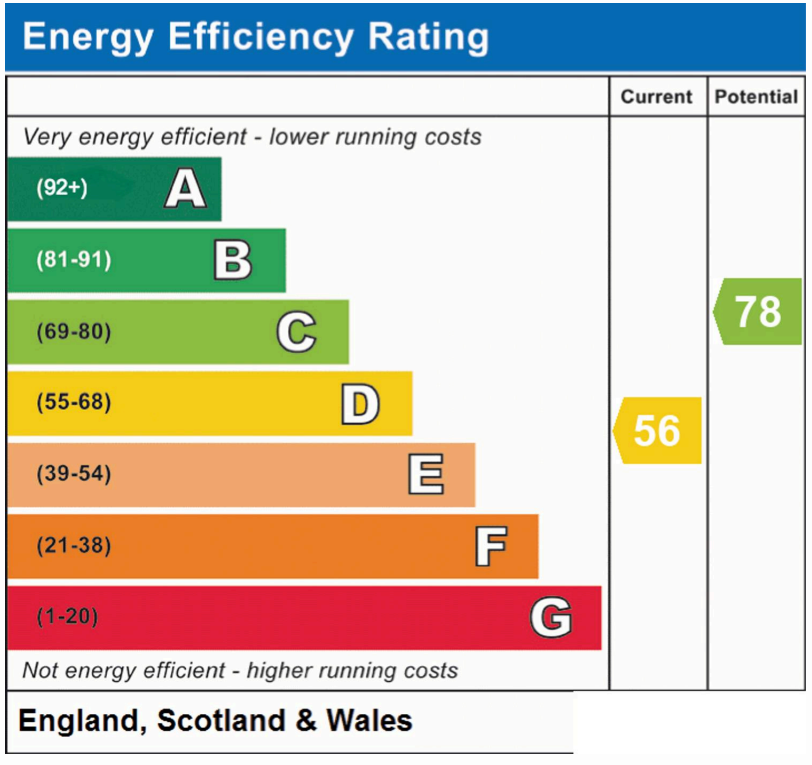











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
56
78
England, Scotland & Wales



Approximate Gross Internal Area
Ground Floor = 80.6 sq m / 867 sq ft
Garage = 14.5 sq m / 156 sq ft
Total = 95.1 sq m / 1,023 sq ft

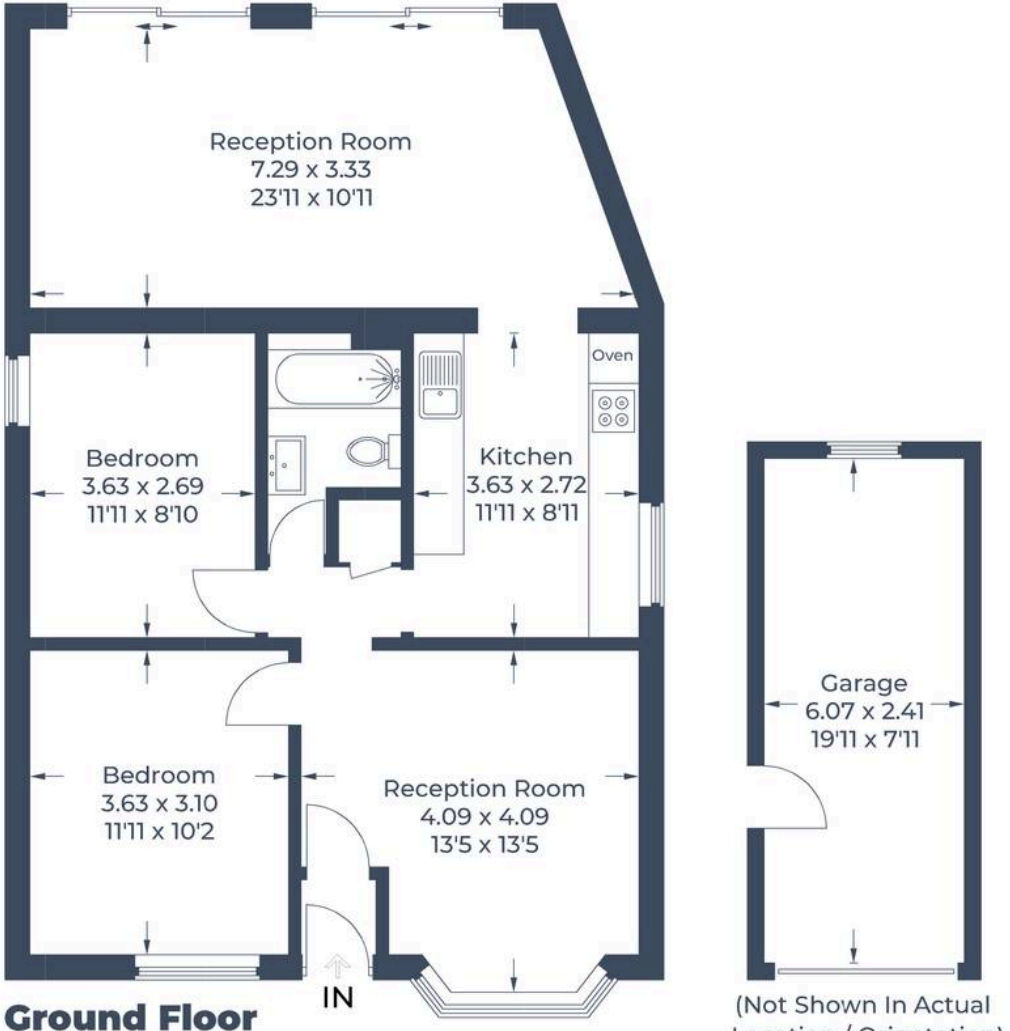


Illustration for identification purposes only,
measurements are approximate, not to scale.
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Fairfield - Oxhey

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We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service