FREEHOLD







House - Terraced (EPC Rating: D)

LAMMAS ROAD, WATFORD, WD18 0BA

£525,000

WARREN ANTHONY

3 Bedroom House - Terraced located in Watford

Located in the ever-popular Watford Fields, this stunning three-bedroom semi-detached family home is presented in excellent condition throughout and offers stylish, well-proportioned accommodation, perfect for modern family living.

FULL DESCRIPTION

Located in the ever-popular Watford Fields, this stunning three-bedroom semi-detached family home is presented in excellent condition throughout and offers stylish, well-proportioned accommodation, perfect for modern family living.

The ground floor features a welcoming entrance leading to a spacious and light-filled lounge/dining room, providing an ideal space for both relaxing and entertaining and recently laid solid wood flooring. The well-appointed fitted kitchen offers ample storage and worktop space, with access to the beautifully maintained rear garden. New insulated fuseboard.

Upstairs, the property boasts three well-proportioned bedrooms and a contemporary family shower room, all presented to an exceptional standard.

A particular feature of this superb home is the stunning, low-maintenance courtyard garden, providing a private and tranquil outdoor space that is perfect for al fresco dining and entertaining. To the front, the property benefits from the added convenience of off-street parking. A cable has been laid to provide EV parking at a later date if required.

Ideally situated within easy reach of Watford town centre, Watford Junction Station, highly regarded schools, local parks and a wide range of amenities, this exceptional family home combines character, comfort and convenience in one of Watford's most desirable locations.

Early viewing is highly recommended to fully appreciate everything this beautiful home has to offer.



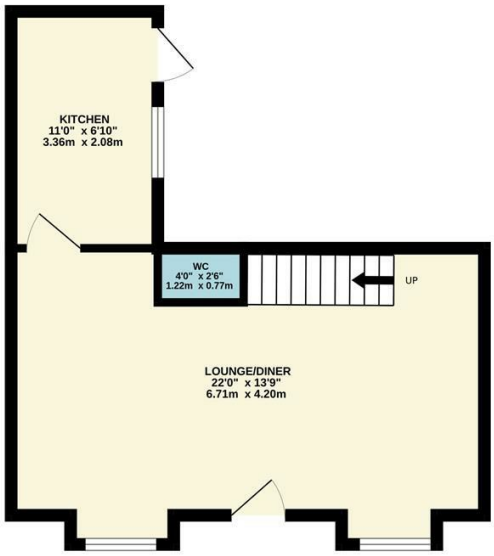




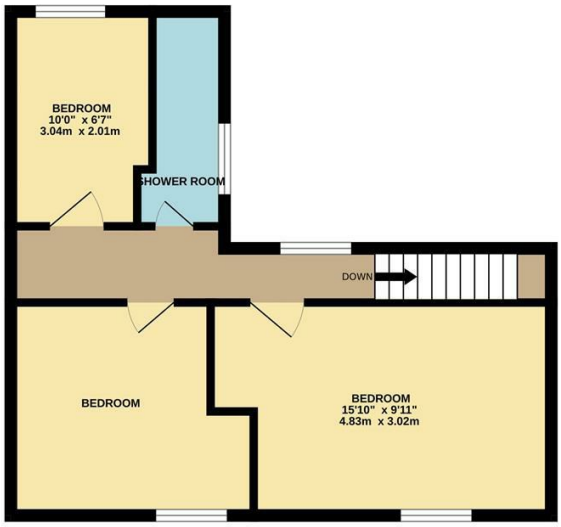




GROUND FLOOR
361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



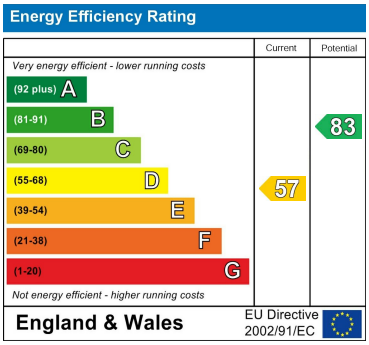
TOTAL FLOOR AREA : 783 sq.ft. (72.7 sq.m.) approx.

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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