



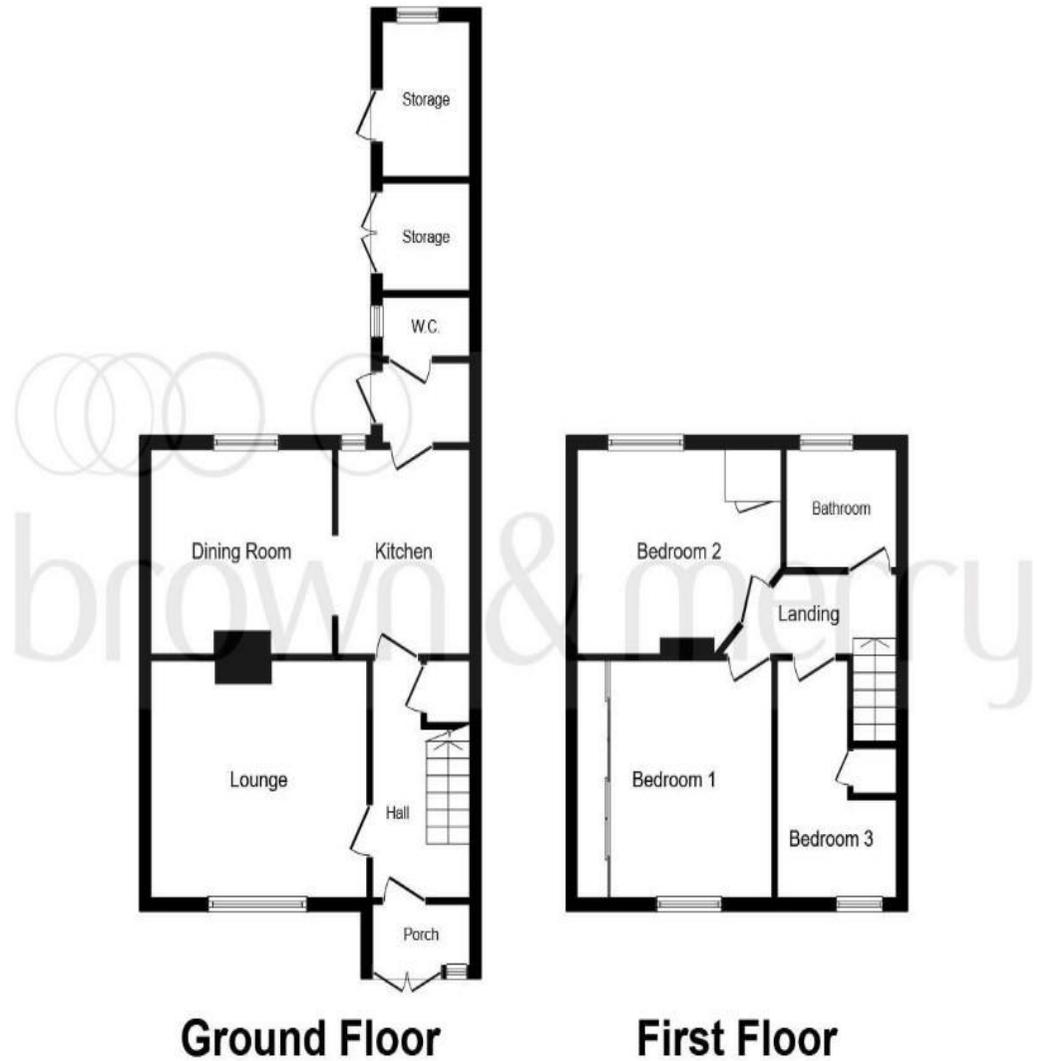
**Valley Rise, Watford, WD25 7EY**

**welcome to**

## **Valley Rise, Watford**

A well-presented three-bedroom mid-terraced family home on Valley Rise, offering spacious living accommodation, a convenient ground floor WC, a private rear garden, and an excellent location close to local amenities, well-regarded schools, and excellent transport links.





**Ground Floor**

**First Floor**

**Entrance**

**Wc**

5' 5" x 2' 5" ( 1.65m x 0.74m )

**Lounge**

12' 2" x 10' 11" ( 3.71m x 3.33m )

**Dining Room**

10' 5" x 10' 1" ( 3.17m x 3.07m )

**Kitchen**

10' x 7' 8" ( 3.05m x 2.34m )

**Bedroom 1**

11' 10" into wardrobe x 10' 11" ( 3.61m into wardrobe x 3.33m )

**Bedroom 2**

12' x 10' 1" to max ( 3.66m x 3.07m to max )

**Bedroom 3**

10' 11" x 8' 3" ( 3.33m x 2.51m )

**Bathroom**

welcome to

## Valley Rise, Watford

- 3-Bedroom Mid-terraced House
- Driveway
- Generous Private Rear Garden
- Fitted Kitchen
- Two Spacious Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: G

# £475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAF104936 - 0005

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