

FREEHOLD



House - Terraced (EPC Rating: D)

LIVERPOOL ROAD, WATFORD, WD18
0DW

£355,000

3 Bedroom House - Terraced located in Watford

A fantastic opportunity to acquire this three-bedroom terraced property, ideally situated in a highly sought-after residential location close to Watford Grammar School for Girls.

Full Description

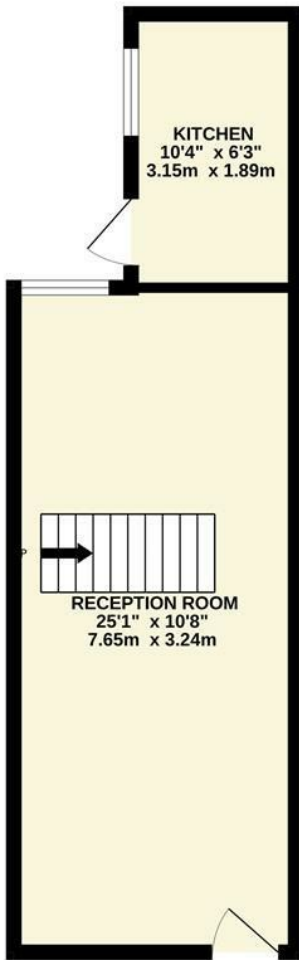
A fantastic opportunity to acquire this three-bedroom terraced property, ideally situated in a highly sought-after residential location close to Watford Grammar School for Girls.

Requiring full refurbishment throughout, this property presents an excellent prospect for buyers looking to modernise and add value. The accommodation currently comprises a spacious living room, separate dining room, kitchen, three well-proportioned bedrooms, and a family bathroom.

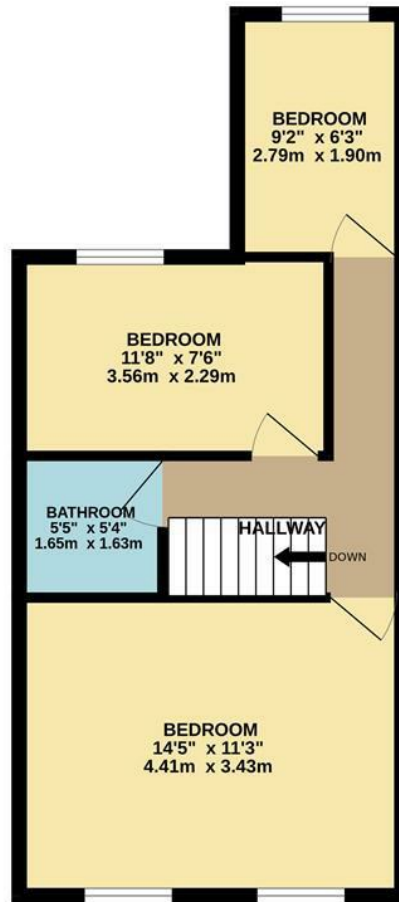
Externally, the property benefits from a private rear garden, offering scope for landscaping or extension (subject to the usual planning permissions).

Conveniently located within easy reach of local shops, amenities, and transport links, this home is perfectly positioned for families and investors alike. The proximity to highly regarded schools further enhances its appeal.

GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 sq.m.) approx.

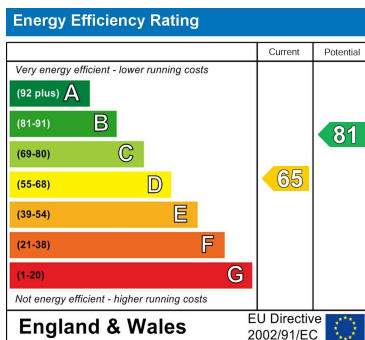
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the

