



49 Ilkley Road, Watford
£595,000





49 Ilkley Road

Watford, Watford

THIS VERY SPACIOUS, FOUR BEDROOM / THREE BATHROOM SEMI DETACHED BISF PROPERTY IS OFFERED TO THE MARKET WITH NO UPPER CHAIN.

A beautifully presented and versatile family home, offered to the market with **no upper chain**, situated in a quiet and well-regarded residential location.

This property is in **excellent condition throughout** and offers flexible living accommodation spanning nearly 1,400sqft, ideal for modern family life. The ground floor comprises a bright and spacious lounge, a well-appointed kitchen, and a conservatory overlooking the rear garden, providing an ideal space for dining or relaxation.

A standout feature of the home is the **self-contained ground floor annex bedroom**, which benefits from its **own independent access** as well as internal connectivity to the main house. Complete with a nearby bathroom, this space is perfectly suited for extended family, guests, or potential rental use.

To the first floor, there are three well-proportioned bedrooms, all benefiting from **fitted wardrobes**, along with a modern family bathroom, all presented to a high standard.

Externally, the property enjoys a **new facing rear garden**, offering a pleasant space with a good balance of morning and afternoon sunlight. A detached shed provides additional storage.












Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Approximate Gross Internal Area
Ground Floor = 87.4 sq m / 941 sq ft
First Floor = 41.3 sq m / 444 sq ft
Shed = 9.0 sq m / 97 sq ft
Total = 137.7 sq m / 1,482 sq ft



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

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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