



6 Burnley Close, Watford

Prices From **£410,000**



f fairfieldestates



6 Burnley Close

Watford



A BRICK BUILT TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY SITUATED ON A QUIET CUL-DE-SAC LOCATION WITHIN WALKING DISTANCES OF CARPENDERS PARK STATION.

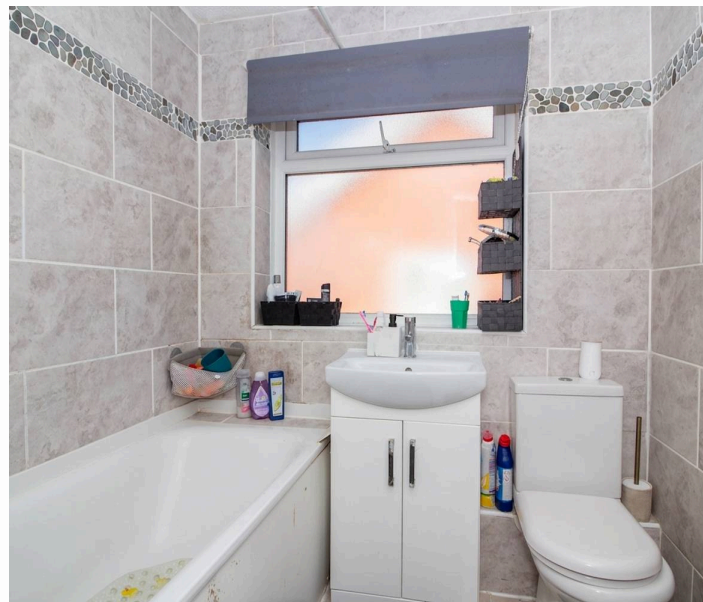
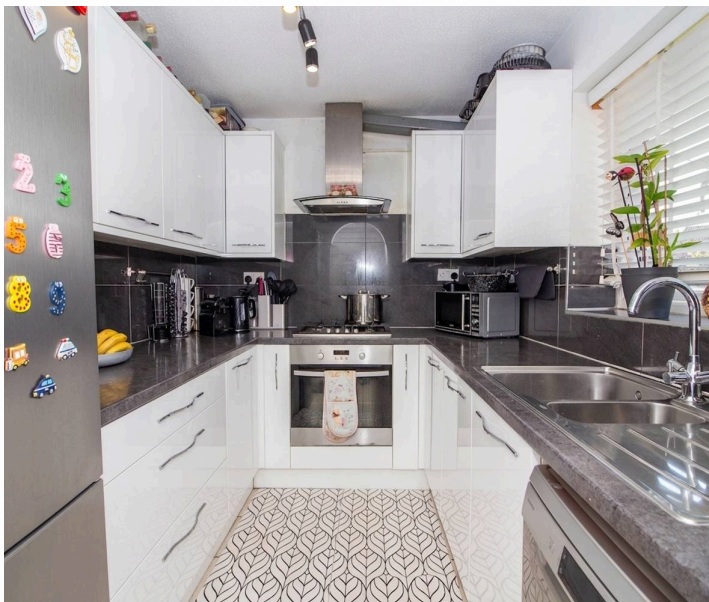
We are delighted to welcome to the market this modern 2 bedroom semi-detached house making the perfect starter home for anyone looking to get their foot on the property ladder. The property is presented in clean and tidy condition throughout and offers excellent living accommodation.

Council Tax band: D

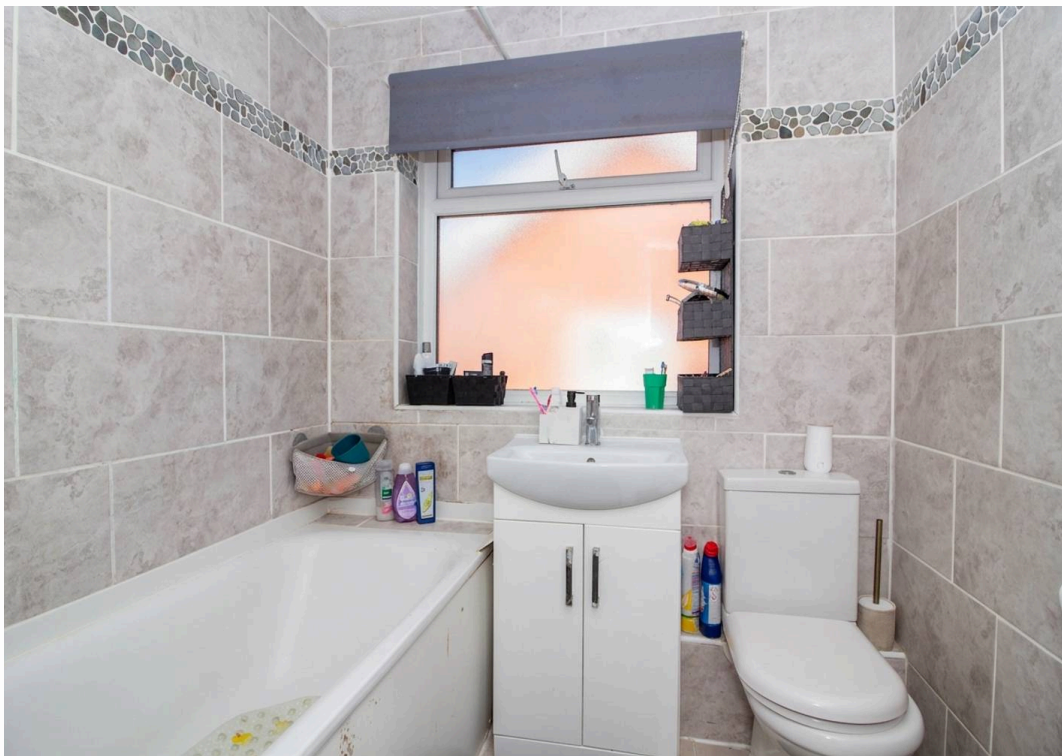
Tenure: Freehold

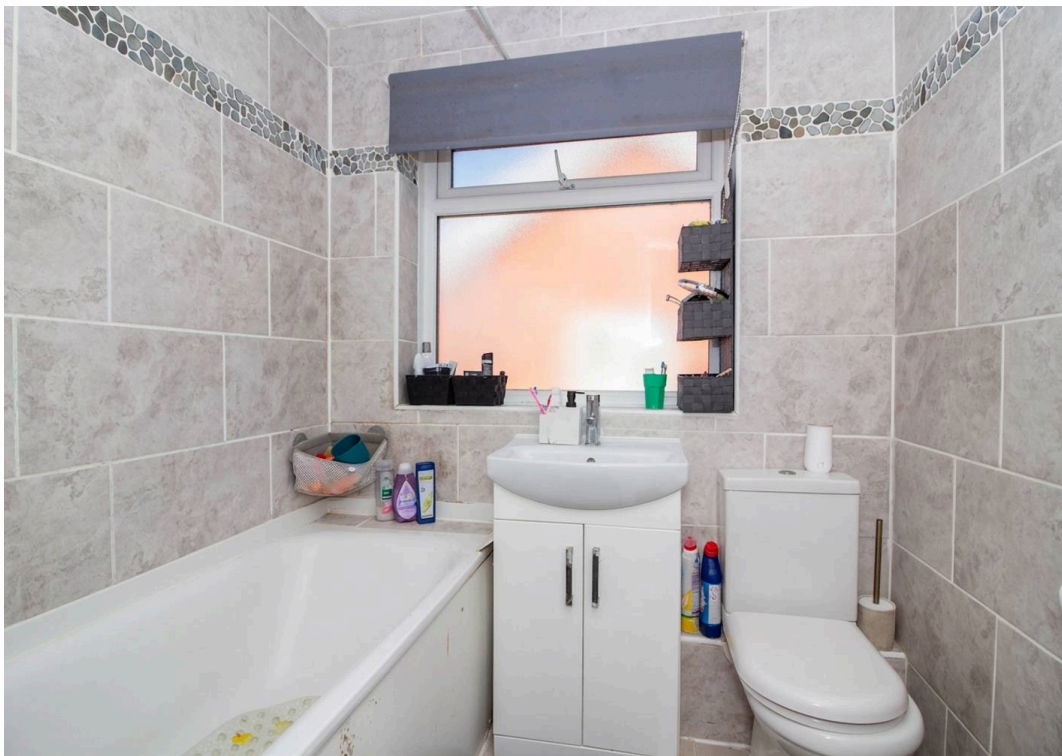
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



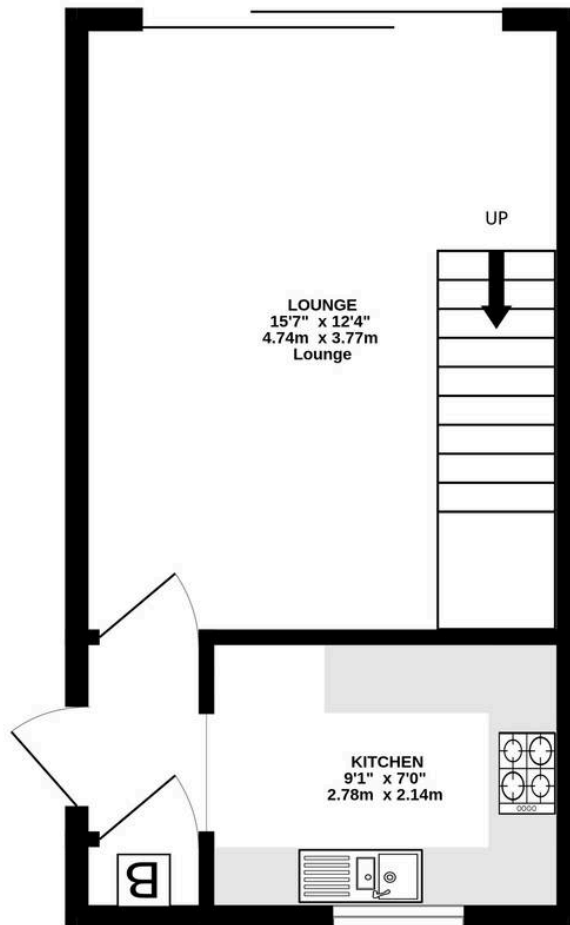
- NO UPPER CHAIN
- BRICK BUILT HOUSE - STANDARD CONSTRUCTION
- TWO BEDROOM SEMI DETACHED
- OFF STREET PARKING FOR 2 CARS
- DOUBLE GLAZED & GAS CENTRAL HEATING
- POPULAR RESIDENTIAL STREET
- LARGE SOUTH EAST FACING GARDEN
- VIEWINGS BY APPOINTMENT ONLY
- COUNCIL TAX BAND - D
- EPC RATING - C



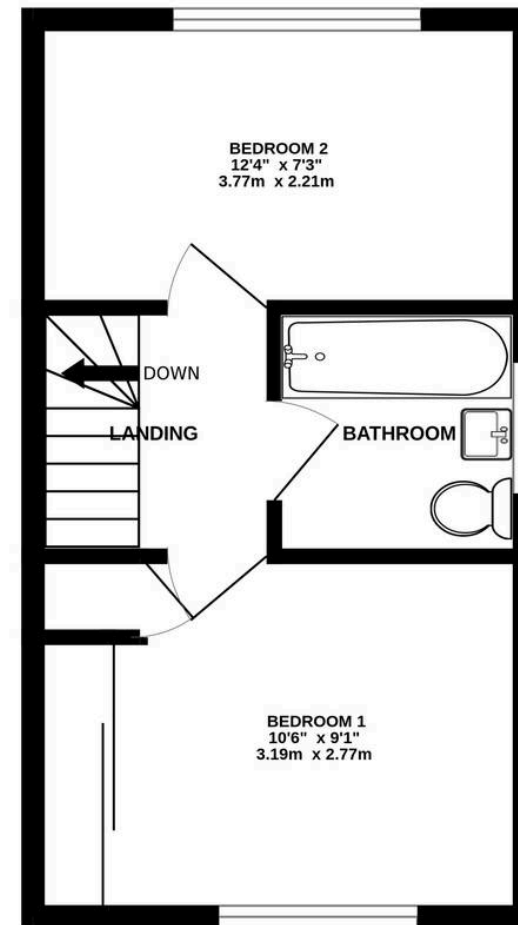




GROUND FLOOR
279 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 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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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