



47 York Road, Watford – WD18 0BE
£420,000





This extended and beautifully maintained 2 bedroom, 2 bathroom terraced home, originally built circa 1910, combines period character with comfortable modern living. Tastefully decorated throughout, the property offers a welcoming separate living room and dining room, creating ideal spaces for both relaxing and entertaining. The fitted kitchen is complemented by a convenient ground floor shower room, while upstairs a bathroom accessed directly off the bedroom provides added practicality.

The home benefits from gas central heating and double glazing for year-round comfort. Outside, the east facing garden offers a delightful spot to enjoy the sunshine. Situated in a sought-after residential location within easy reach of Watford High Street Station and Watford town centre, and with resident and visitor permit parking available, this property presents an excellent lifestyle opportunity in a well-connected setting.





- 2 Bedroom 2 Bathroom Terrace Cottage
- Tastefully Decorated Throughout
- 2 Separate Reception Rooms
- Ground Floor Shower Room
- Bathroom Off Bedroom
- South East Facing Rear Garden
- Residents & Visitor Permit Parking
- Convenient Location

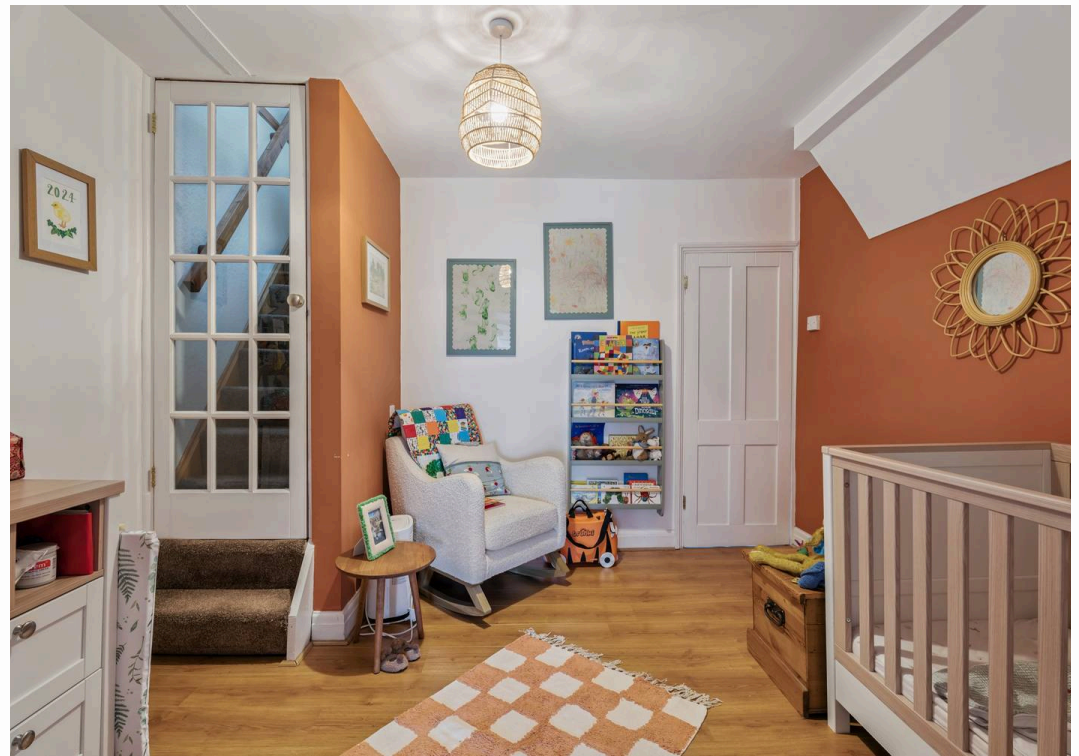
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







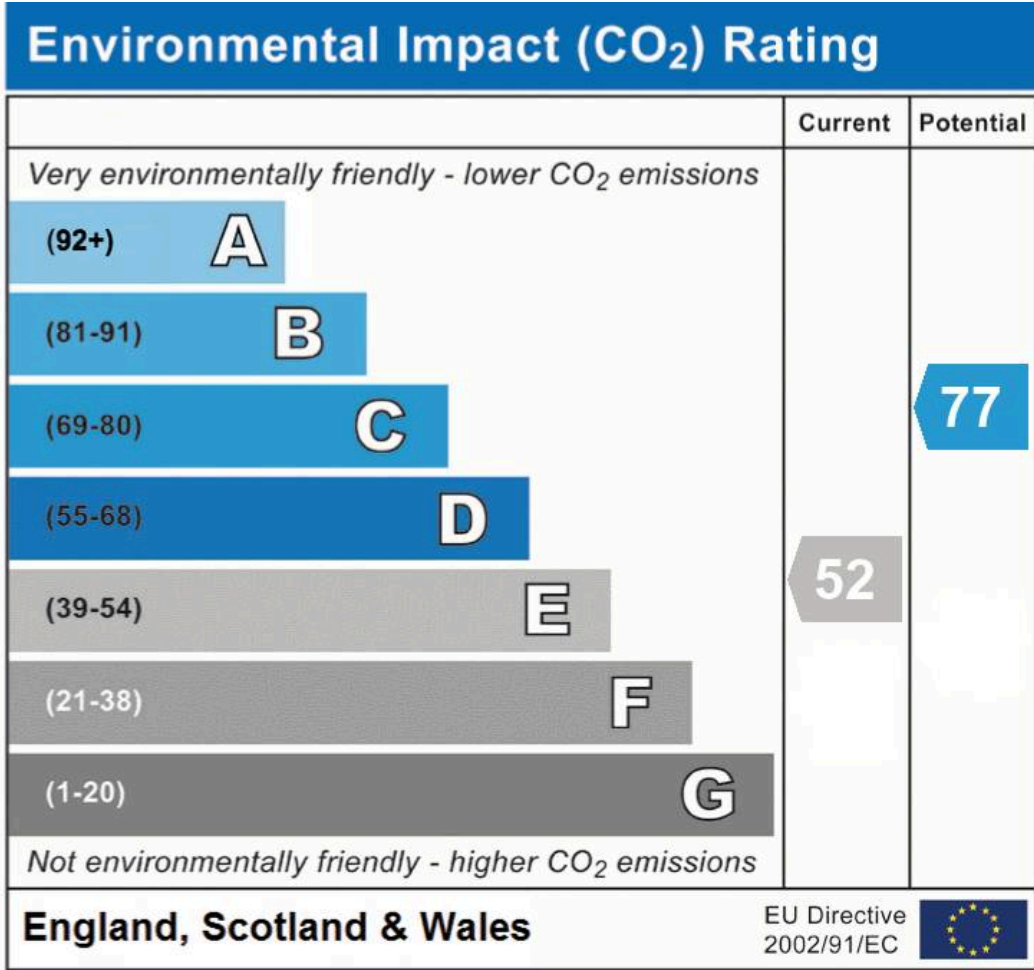
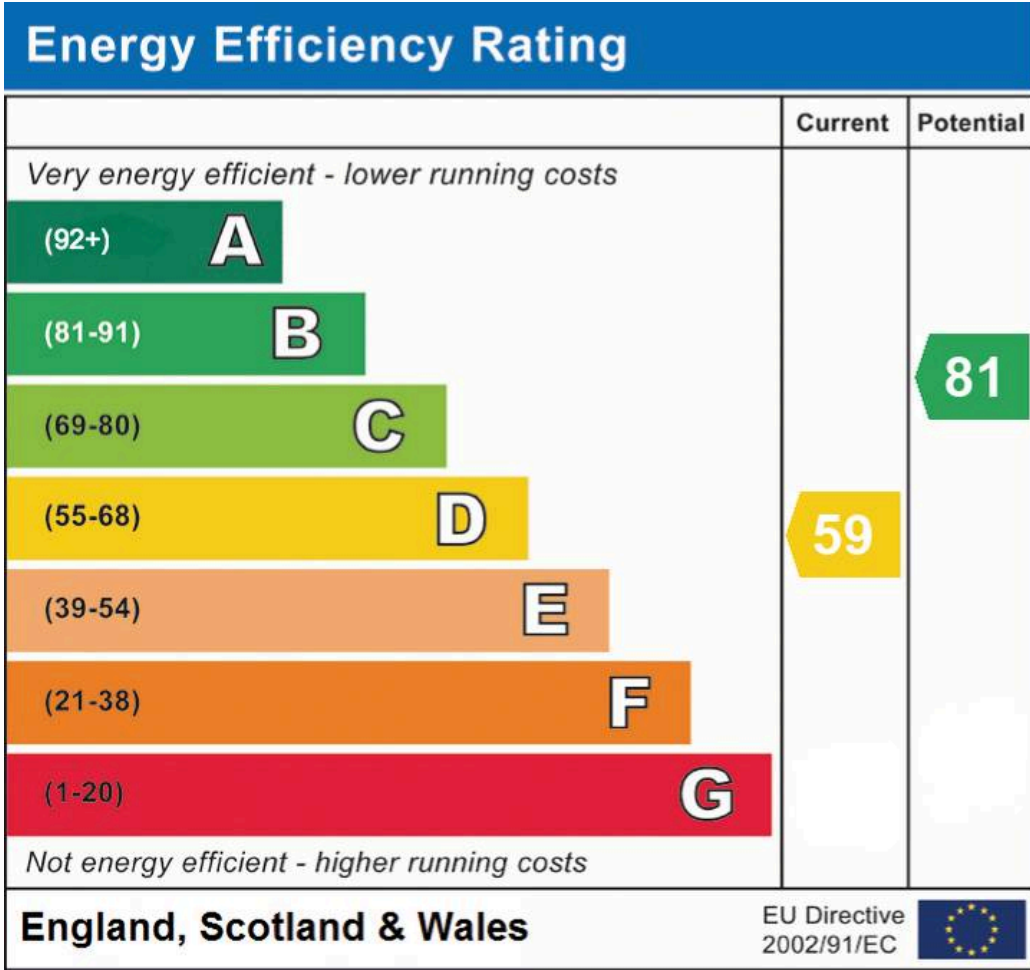
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Approximate Gross Internal Area
Ground Floor = 39.3 sq m / 423 sq ft
First Floor = 32.3 sq m / 348 sq ft
Second Floor = 12.3 sq m / 132 sq ft
Total = 83.9 sq m / 903 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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