



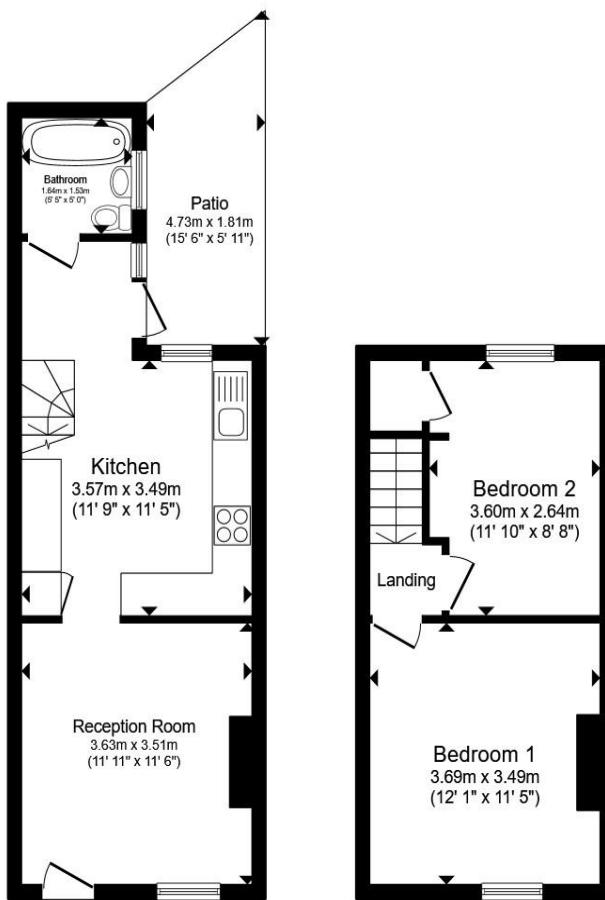
**Cross Street, Watford, WD17 2QD**

**welcome to**

## **Cross Street, Watford**

A well-presented two-bedroom mid-terraced home in the heart of Watford Town Centre, just 0.4 miles from Watford Junction and offering spacious living, a separate utility area and a private patio garden — call us today to book your viewing!





**Ground Floor**

**First Floor**

Total floor area 57.3 m<sup>2</sup> (617 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Reception Room**  
11' 11" x 11' 6" ( 3.63m x 3.51m )

**Kitchen**  
11' 9" x 11' 5" ( 3.58m x 3.48m )

**Bathroom**  
5' x 5' ( 1.52m x 1.52m )

**Patio**  
15' 6" x 5' 11" ( 4.72m x 1.80m )

**Bedroom 1**  
12' 1" x 11' 5" ( 3.68m x 3.48m )

**Bedroom 2**  
11' 10" x 8' 8" ( 3.61m x 2.64m )

**Agents Note**  
Residents parking is available we are advised at a cost of £26 per year. Please enquire with the branch. The seller has reported the presence of asbestos in the utility area. Please make all necessary enquiries to satisfy yourself in this regard.

welcome to

## Cross Street, Watford

- Two Bedroom Mid-Terraced Home
- Town Centre Location
- Separate Utility Area
- Ground Floor Bathroom
- Resident Permit Parking Available

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£395,000**



**view this property online** [brownandmerry.co.uk/Property/WAF104908](http://brownandmerry.co.uk/Property/WAF104908)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
WAF104908 - 0002

 brown & merry



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