


FREEHOLD





House - Semi-Detached (EPC Rating: D)

# OSBORNE ROAD, WATFORD, WD24 7BA

# £485,000

WARREN ANTHONY

# 3 Bedroom House - Semi-Detached located in Watford

Extended three-bedroom semi-detached home on Osborne Road, Watford. Features a spacious wrap-around kitchen/dining extension and private rear garden. Well located for local amenities, schools and transport links including Watford Junction.

Extended Three-Bedroom Semi-Detached Family Home

Situated on the ever-popular Osborne Road, this beautifully extended three-bedroom semi-detached home offers generous living space making this the ideal family home.

Ground Floor

The property welcomes you with a bright entrance hallway leading into a front reception room.

To the rear, the standout feature of the home is the extended kitchen dining room. Thoughtfully designed overlooking the garden with plenty of natural light, ample worktop space and room for both dining and lounging areas making this the true heart of the home.

Leading to small utility/laundry room.

Large doors open onto the rear garden.

First Floor

Upstairs, there are three well-proportioned bedrooms, including two generous doubles and a comfortable single room ideal as a nursery, guest room or home office. A modern family bathroom completes the first floor. The master bedroom leads onto a study area which has scope to be converted into an en-suite area by the new owner.

Outside

The property benefits from a private rear garden, ideal for entertaining and family use, along with a driveway.

Location

Osborne Road is conveniently positioned for local shops, schools and amenities. Watford Town Centre and transport links, including Watford Junction, provide excellent connections into London and beyond — making this an ideal purchase for commuters and families alike.





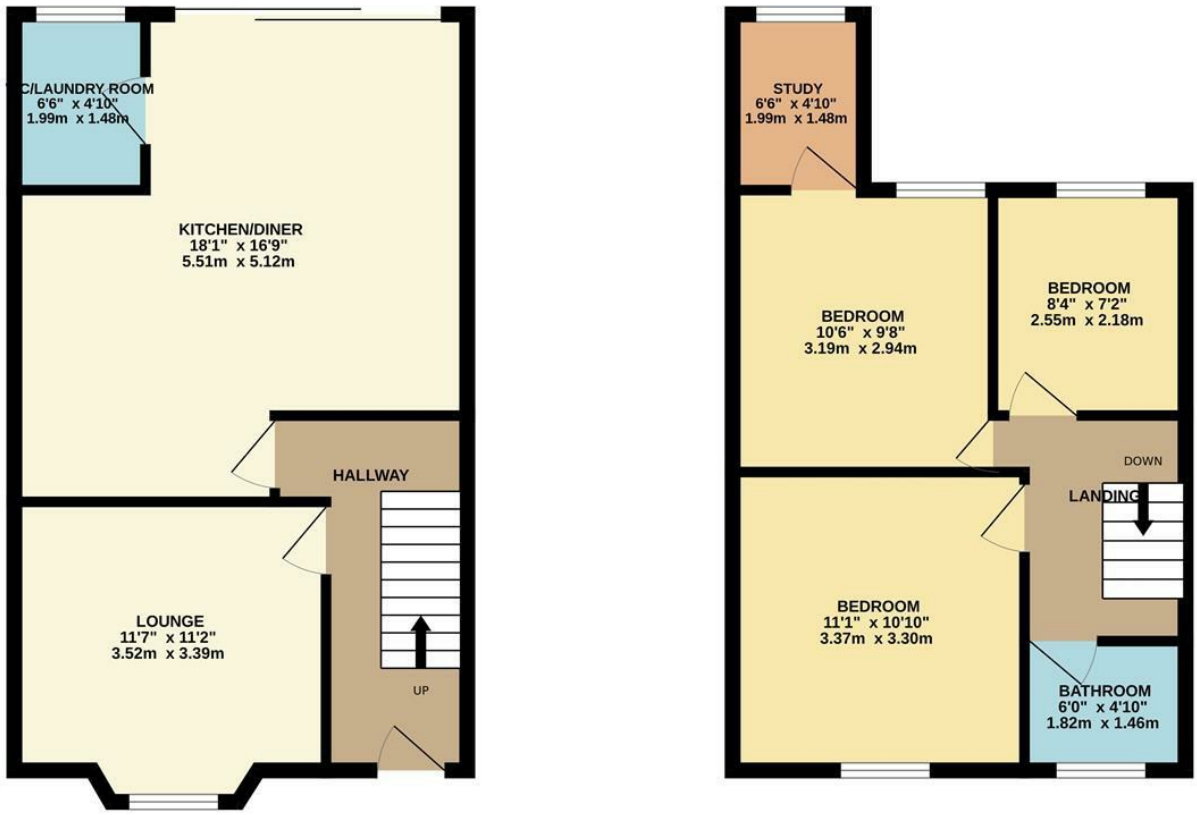






GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



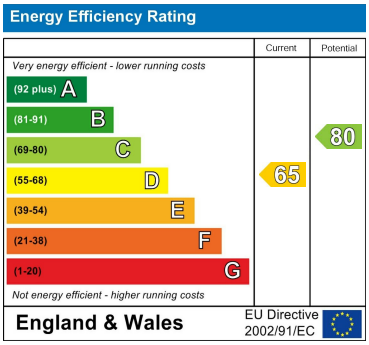

TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.

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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## Council Tax Band

D

## Energy Performance Graph




## Call us on

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