House - Terraced (EPC Rating: C)

WIGGENHALL ROAD, WATFORD, WD18 0AL

Offers In Excess Of

£450,000

WARREN ANTHONY

3 Bedroom House - Terraced located in Watford

Set in the heart of Watford, this Victorian home offers generous proportions and a location that continues to attract strong interest from buyers. The property sits within easy reach of Watford Grammar School for Girls, one of Hertfordshire's most sought-after schools and consistently rated Outstanding by Ofsted. The town centre, Watford Junction station and Cassiobury Park are all within convenient distance.

Ground Floor

Front Reception (14'0"×10'5") A bright bay-fronted living space with high ceilings and a welcoming feel. Ideal as a sitting room or formal lounge.

Second Reception (11'2"×11'0") A versatile middle room that could serve as a dining area, home office, or snug, with direct access toward the kitchen.

Kitchen (10'2"×9'9") A practical layout with space for appliances and a breakfast area, leading to the rear of the property.

Bathroom (6'11×5'2") Located at the back of the house, fitted with a bath and shower over, plus a window for natural light and ventilation.

First Floor

Bedroom 1 (14'0"×11'7") A spacious principal bedroom spanning the front of the house, comfortably accommodating a large bed and storage.

Bedroom 2 (11'1"×8'1") A well-proportioned second bedroom, perfect for guests or as a child's room.

Bedroom 3 (8'7"×6'3") A compact third bedroom that could suit a home office or nursery.

Shower Room (4'11"×4'8") Conveniently positioned upstairs with modern fittings.

Overview

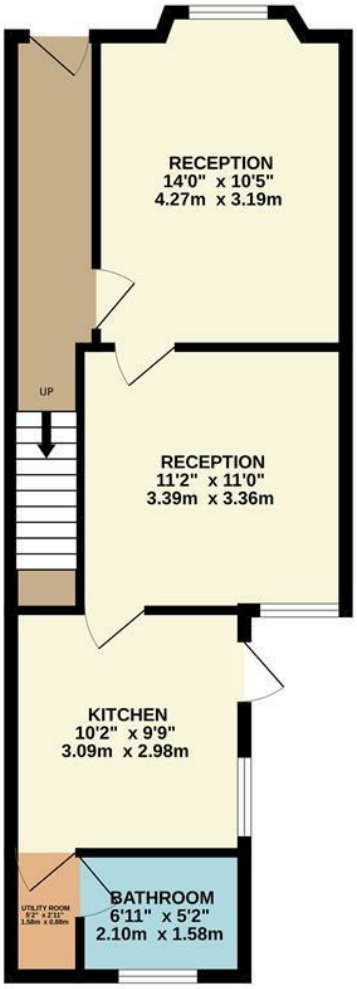
With a total floor area of approximately 889 sqft (82.6 sqm), this property offers a classic Victorian layout with two receptions, three bedrooms and two bathrooms. The house is vacant and ready for immediate occupation, presenting a great opportunity for buyers seeking a home in a prime Watford location close to excellent schools and transport links.

A good, solid Victorian house in a highly sought-after area - ideal for those looking to put their own stamp on a property with character and potential.

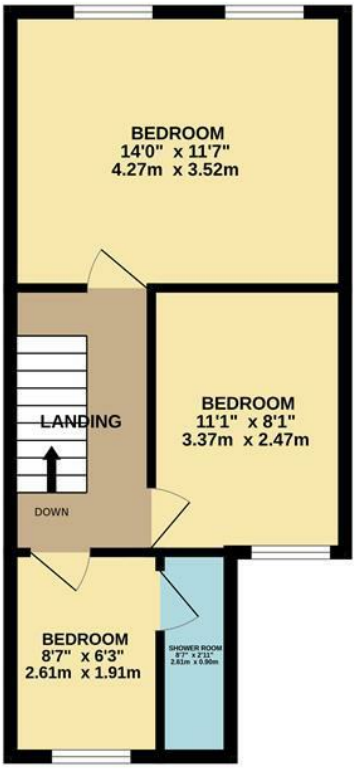
An EPC has been ordered and will be uploaded to these details when available.

The vendor has provided us with this information and we have seen no documented evidence to support; on purchase these details must be verified by your solicitor.

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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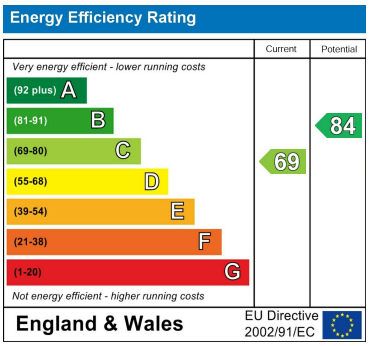
Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the