



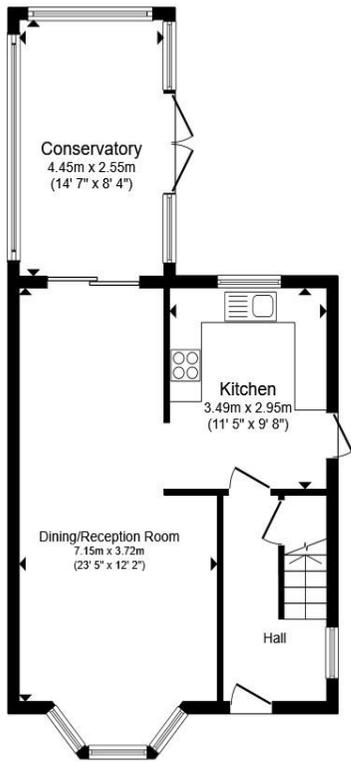
**Caractacus Green, Watford, WD18 6JU**

**welcome to**

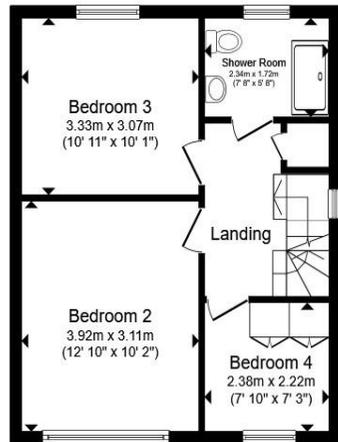
**Caractacus Green, Watford**

A spacious four-bedroom semi-detached family home on Caractacus Green, featuring a loft conversion with en suite, bright reception and dining room leading to a conservatory, a kitchen, driveway parking, rear garden with outbuilding, and convenient access to Watford town centre and schools.

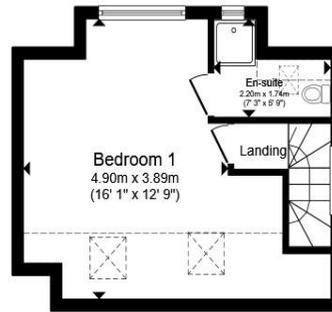




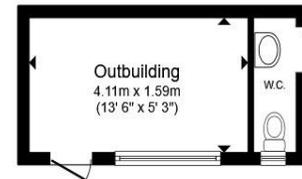
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

**Entrance**

**Lounge/Dining Room**

23' 5" x 12' 2" ( 7.14m x 3.71m )

**Kitchen**

11' 5" x 9' 8" ( 3.48m x 2.95m )

**Conservatory**

14' 7" x 8' 4" ( 4.45m x 2.54m )

**Bedroom 1**

15' 1" x 12' 9" ( 4.60m x 3.89m )

**En Suite**

7' 3" x 5' 9" ( 2.21m x 1.75m )

**Bedroom 2**

12' 10" x 10' 2" ( 3.91m x 3.10m )

**Bedroom 3**

10' 11" x 10' 1" ( 3.33m x 3.07m )

**Bedroom 4**

7' 10" x 7' 3" ( 2.39m x 2.21m )

**Shower Room**

7' 8" x 5' 6" ( 2.34m x 1.68m )

**Outbuilding**

13' 6" x 5' 3" ( 4.11m x 1.60m )

**Wc**

Total floor area 134.4 m<sup>2</sup> (1,446 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)



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## Caractacus Green, Watford

- Four Bedroom Semi-Detached Family Home
- Loft Conversion Featuring Bedroom and En Suite
- Driveway Providing Off-Street Parking
- Conservatory Overlooking Rear Garden
- Rear Garden Featuring Outbuilding

Tenure: Freehold EPC Rating: C

Council Tax Band: D

Guide price

**£600,000 - £625,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAF104987 - 0004

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