



A WELL-PRESENTED TERRACED FAMILY HOME WITH NO ONWARD CHAIN

York Road, Watford, Hertfordshire, WD18 0BE

ROBSONS

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**TWO RECEPTION ROOMS • KITCHEN •
GROUND FLOOR BATHROOM • TWO
DOUBLE BEDROOMS • REAR GARDEN • NO
ONWARD CHAIN**

Description

This well-presented two-bedroom terraced family home is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, families, or investors. The property is within easy reach of Watford town centre, Watford Junction and High Street stations and highly regarded schools.

The accommodation comprises a bright front-aspect reception room which leads through to a second reception room, featuring stairs to the first floor and a door opening onto the rear garden. The kitchen is fitted with a range of modern wall and base units and offers space for freestanding appliances. Completing the ground floor is a fully tiled family bathroom, accessed from the kitchen.





To the first floor are two double bedrooms, one of which benefits from fitted wardrobes, providing excellent storage.

Externally, the rear garden is mainly laid to lawn with a patio area, creating an ideal space for outdoor entertaining, and also includes a useful garden shed.

Location

York Road is conveniently situated within easy reach of Watford Town Centre, offering an excellent selection of shops, restaurants, cafés, and leisure facilities. Watford High Street and Watford Junction stations provide convenient transport links into London and beyond, while the nearby A41 and M25 offer excellent road connections. The property is also well placed for a range of highly regarded schools, parks, and local amenities, making it an ideal location for families and commuters alike.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

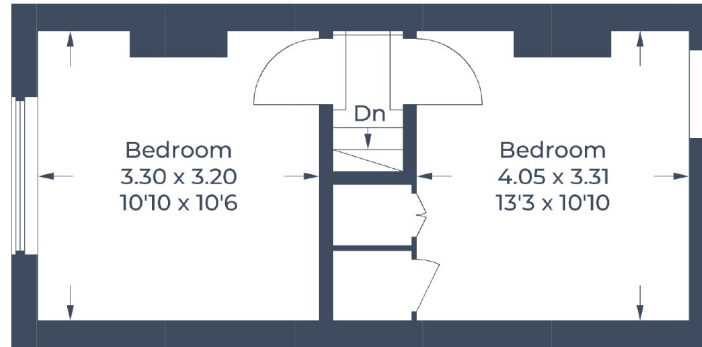
Council Tax Band: C

Energy Efficiency Rating: D

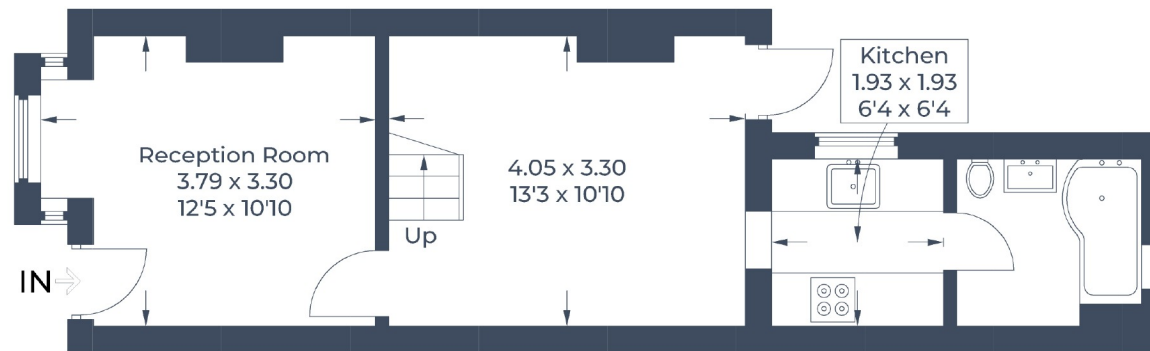
For additional information, please refer to www.robsonsworld.com or call us on: 01923 777762.



Approximate Gross Internal Area
Ground Floor = 34 sq m / 366 sq ft
First Floor = 24.4 sq m / 263 sq ft
Total = 58.4 sq m / 629 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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