



AWARDED FOR  
MARKETING | SERVICE | RESULTS



7 Handsworth Way, Watford

Guide Price £490,000



 fairfieldestates



## 7 Handsworth Way

Watford, Watford



PURPOSE BUILT THREE BEDROOM BRICK BUILT TERRACE PROPERTY LOCATED ON A QUIET CUL-DE-SAC LOCATION IN SOUTH OXHEY. PRESENTED IN A CLEAN & TIDY CONDITION THROUGHOUT WITH THE ADDED BENEFIT OF NO UPPER CHAIN. Fairfield estates are delighted to present to the market this charming, purpose built, three bedroom, mid terrace, brick construction family home located on a quiet cul-de-sac location. This much loved family home is present in a clean and tidy condition throughout and benefits from double glazed windows and gas central heating.

The property is within walking distance of local shops and amenities as well as Carpenders Park Station which provides a direct and reliable transport to Euston & Watford Junction.

Viewings are easily arranged however strictly by appointment only.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO UPPER CHAIN
- MID TERRACE - FREEHOLD HOUSE
- QUIET CUL-DE-SAC LOCATION
- THREE GOOD SIZED BEDROOMS
- CLEAN TIDY & PRESENTABLE CONDITION THROUGHOUT
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- WEST FACING REAR GARDEN
- PRIVATE FRONT GARDEN







### Energy Efficiency Rating

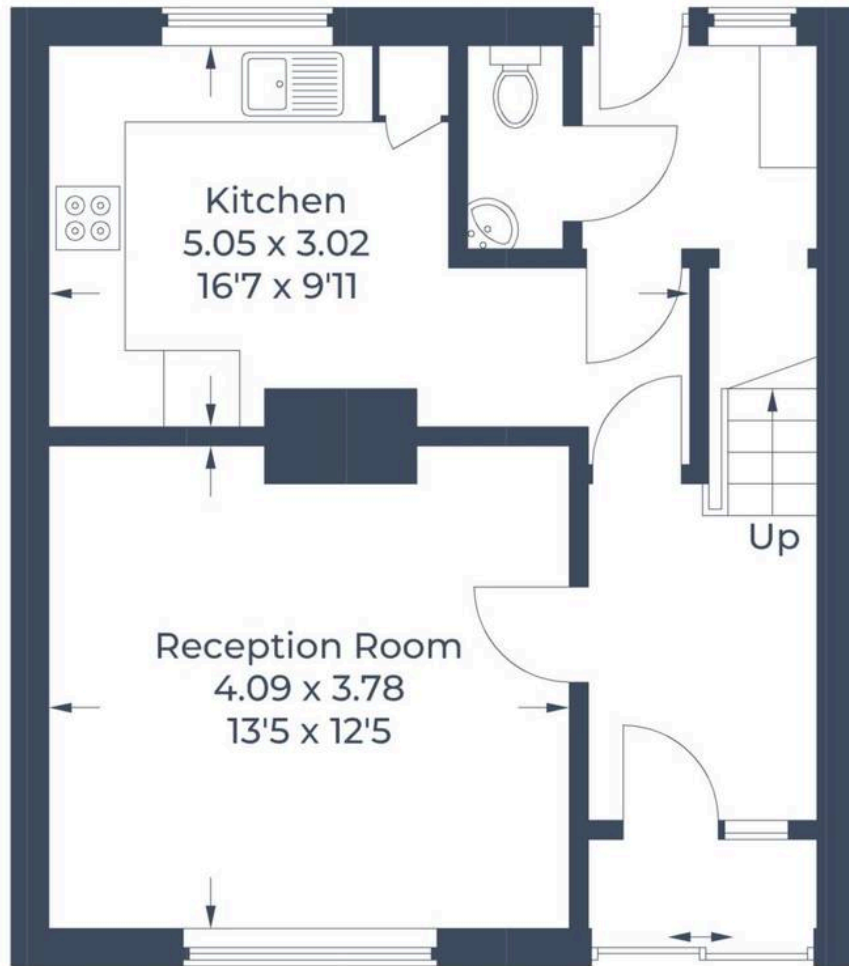
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive  
2002/91/EC



Approximate Gross Internal Area  
Ground Floor = 42.4 sq m / 456 sq ft  
First Floor = 47.3 sq m / 509 sq ft  
Total = 89.7 sq m / 965 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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## Fairfield – Oxhey

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We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service