



**36 Fulford Grove, Watford**

Guide Price **£600,000**



**F** fairfieldestates



## 36 Fulford Grove

Watford

**OFFERING EXCEPTIONAL SPACE, THIS SIGNIFICANTLY IMPROVED 5-BEDROOM SEMI-DETACHED HOME PROVIDES 2/3 RECEPTION ROOMS AND 2 BATHROOMS, ENHANCED BY EXTENSIVE EXTENSION WORKS. THE ORIGINAL PROPERTY IS OF 'CRANWELL' NON-TRADITIONAL CONSTRUCTION, NOW COMPLEMENTED BY TRADITIONAL BRICK AND BLOCK EXTENSIONS.**

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- GOOD BEDROOM SIZES
- 2/3 RECEPTION ROOMS
- REPLACEMENT KITCHEN
- GARDEN BACKING PLAYING FIELDS
- FITTED WARDROBES
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- MODERN BATHROOM & SHOWER ROOM







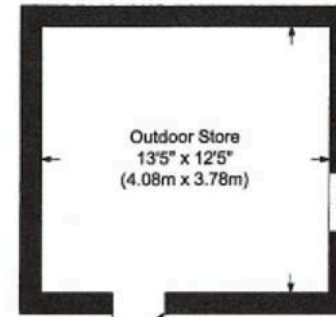




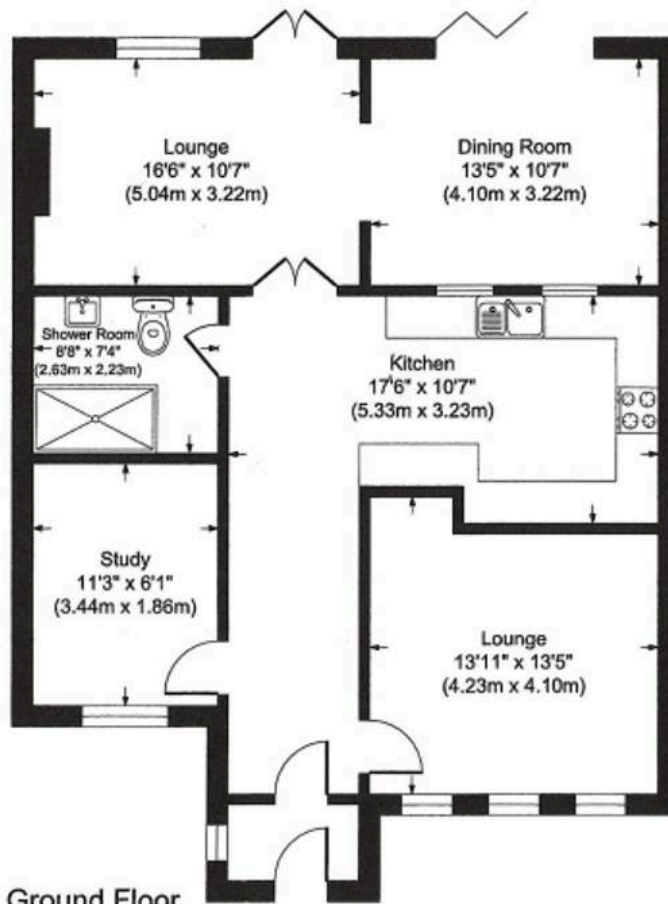




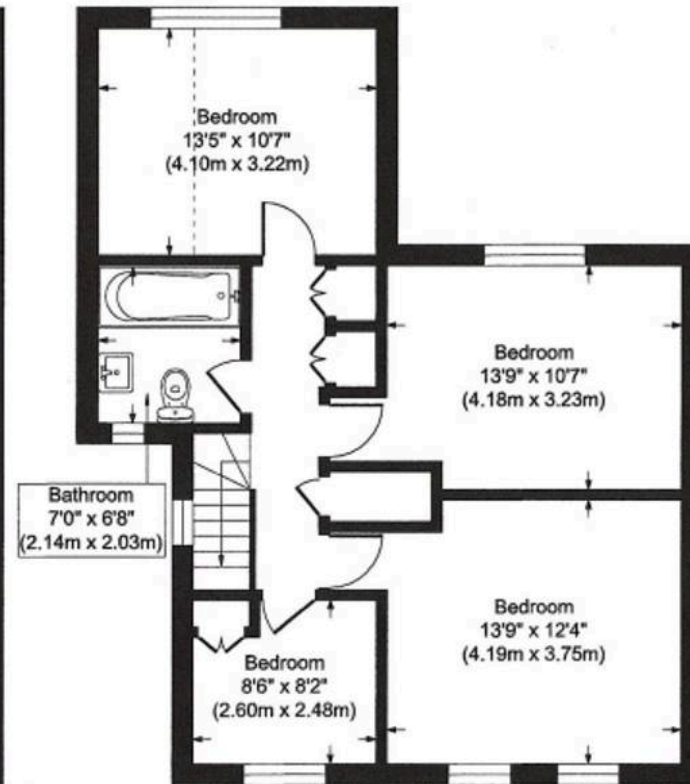
Approximate Gross Internal Area = 157 sq m / 1691 sq ft  
 Outbuilding Area = 15 sq m / 166 sq ft  
 Total Area = 172 sq m / 1857 sq ft



Outbuilding



Ground Floor



First Floor

The Plan is for layout guidance only. Not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decision reliant upon them.





## 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