



AWARDED FOR
MARKETING | SERVICE | RESULTS

65 Northwick Road, Watford
£425,000



f fairfieldestates



65 Northwick Road

Watford

Presenting this well-maintained three bedroom end of terrace family home, which offers both durability and energy efficiency. The property has recently benefited from new external insulation and rendering, enhancing its thermal performance and kerb appeal. Inside, the home is clean, tidy, and presented in a neutral style, ready for immediate occupation or for buyers wishing to add their own decorative touches.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

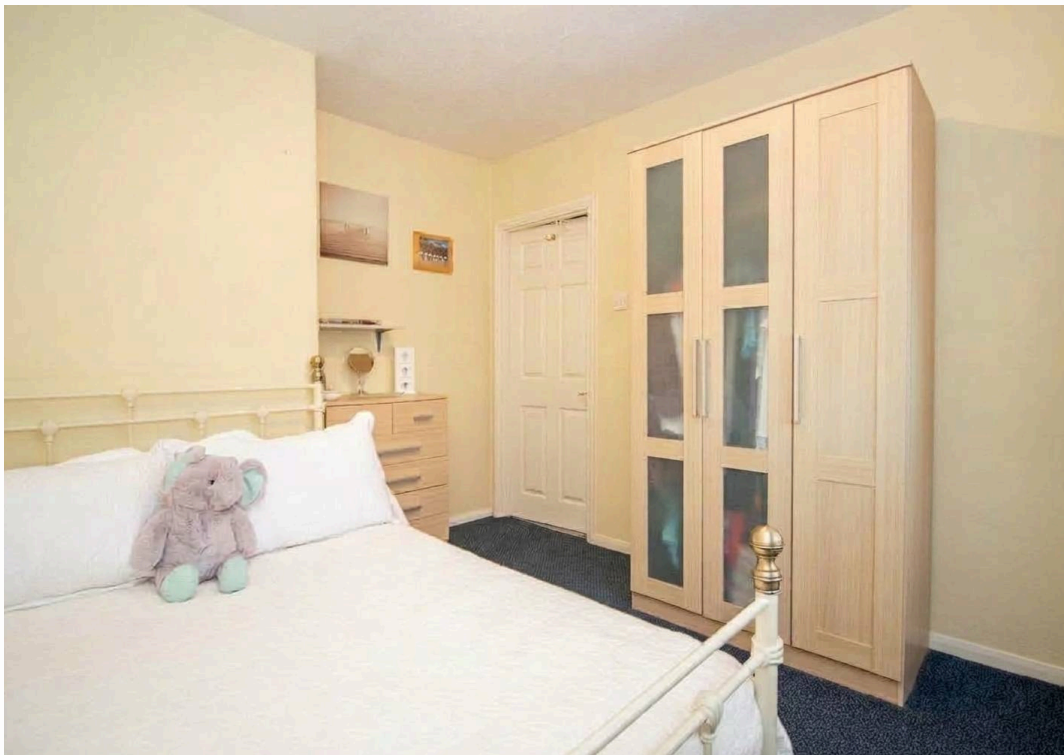
EPC Environmental Impact Rating: C

- NO FINES CONSTRUCTION
- THREE BEDROOM END OF TERRACE
- NEW EXTERNAL INSULATION AND RENDERING
- POTENTIAL TO EXTEND TO LOFT & REAR (STPP)
- CLEAN TIDY & PRESENTABLE CONDITION
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- LARGE SE FACING REAR GARDEN
- 0.7 MILE TO CARPENDERS PARK STATION
- COUNCIL TAX BAND 'C'
- EPC RATING 'C'



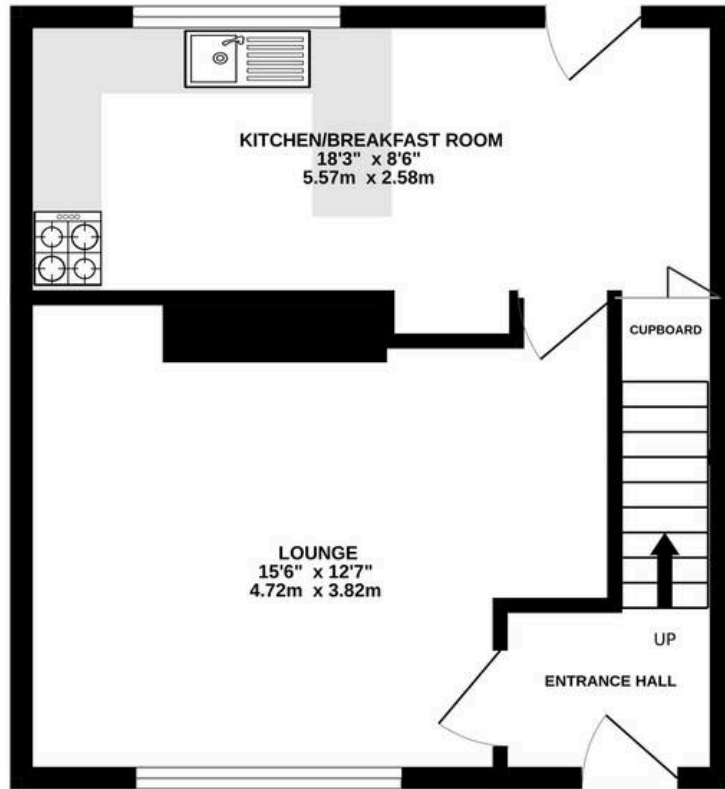




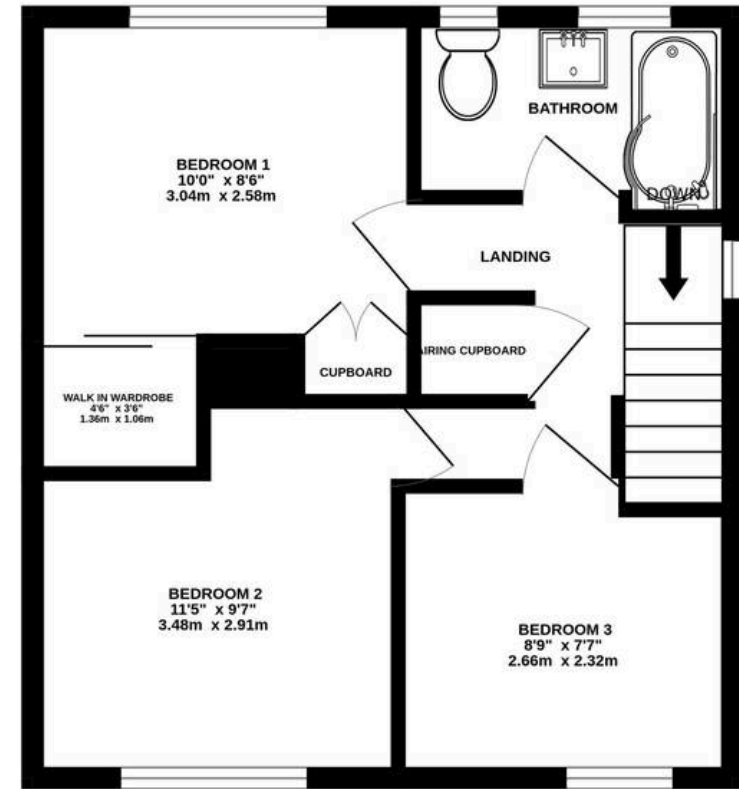




GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 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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Fairfield – Oxhey

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