



178 St. Georges Drive, Watford

Guide Price £550,000





178 St. Georges Drive

Watford

An Extended three bedroom semidetached property located on a popular road in Carpenders Park. The property presents in a clean and tidy condition throughout with the added benefit of no upper chain.

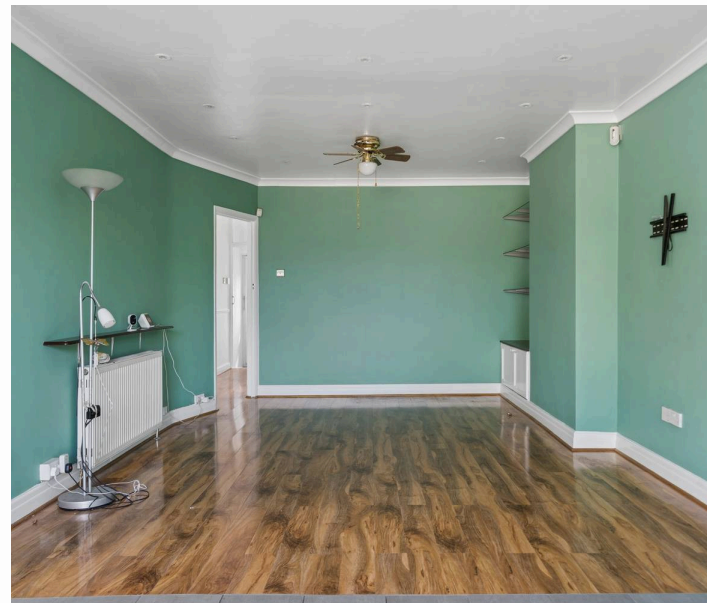
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NO UPPER CHAIN
- THREE BEDROOM
- SEMI DETACHED BUNGALOW
- OFF STREET PARKING & GARAGE VIA SHARED DRIVEWAY
- DOUBLE GLAZED & GAS CENTRAL HEATING
- LARGE SOUTH WEST FACING GARDEN
- WELL PRESENTED CLEAN & TIDY CONDITION
- COUNCIL TAX BAND - D
- EPC RATING - D
- MINUTES WALKING DISTANCE OF CARPENDERS PARK STATION



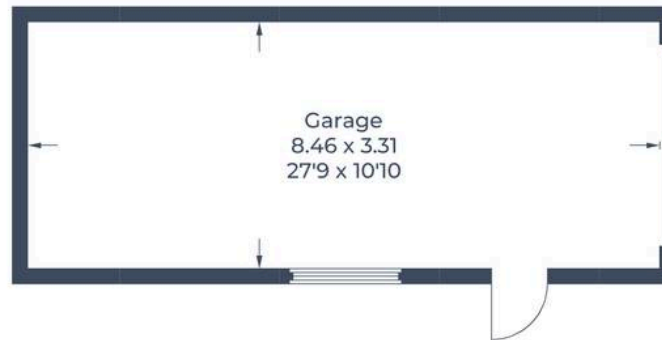






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Approximate Gross Internal Area = 81.1 sq m / 873 sq ft
Garage = 27.9 sq m / 300 sq ft
Total = 109.0 sq m / 1,173 sq ft



(Not Shown In Actual Location / Orientation)




Ground Floor

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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Fairfield – Oxhey

1 Station Approach, Watford – WD19 7DT

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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