



41 LIVERPOOL ROAD, WATFORD, WD18 0DW  
GUIDE PRICE £390,000



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS

## 41 Liverpool Road, Watford, WD18 0DW

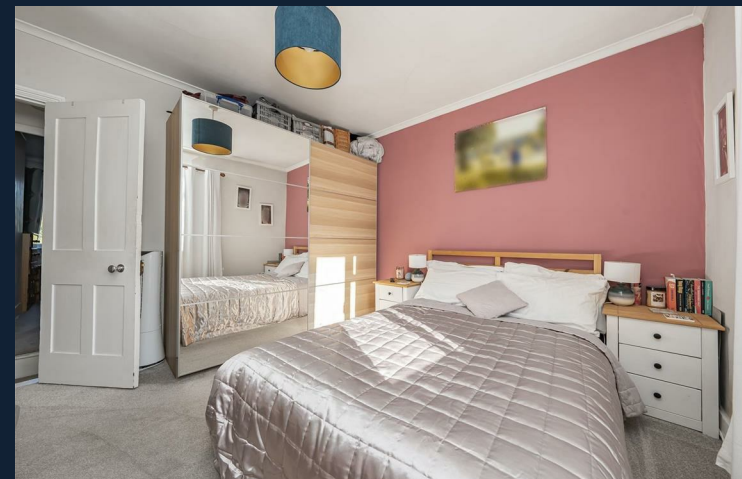
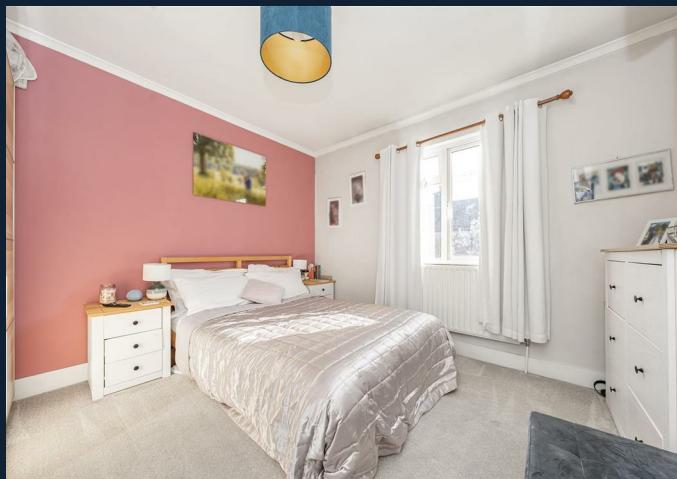
Situated in the heart of Watford on Liverpool Road, this charming mid-terraced house presents an excellent opportunity for first-time buyers and investors alike. Spanning a comfortable 712 square feet, the property boasts a cosy lounge that invites relaxation, alongside a spacious dining area perfect for entertaining guests or enjoying family meals.

The fully functional kitchen is well-equipped, making meal preparation a delight. The home features two inviting bedrooms, providing ample space for rest and personalisation with a bathroom situated off the rear bedroom.

One of the standout features of this property is the generous-sized rear garden, offering a private outdoor space for gardening, play, or simply unwinding in the fresh air. Additionally, permit holding parking is available, ensuring ease of access for residents.

Situated in a popular and convenient location, this home is just a stone's throw away from Watford Town Centre, where a variety of shops, restaurants, and amenities await. The property also benefits from excellent commuting links with Watford Junction, Watford High Street and Bushey Train Station all on offer, making it ideal for those who travel for work or leisure. Small families will appreciate the close proximity to highly regarded schools with Watford Girls Grammar School being a ten minute walk, ensuring quality education options for children.

In summary, this delightful terraced house on Liverpool Road is a perfect blend of comfort, convenience, and potential, making it a must-see for anyone looking to establish themselves in this vibrant area of Watford.





- Popular & Sought After Location
- Ideal for First Time Buyers & Investors
  - Mid Terraced Property
  - Two Bedrooms
- Close Proximity to Watford Town Centre
  - Convenient Road & Train Links
- Close Proximity to Highly Regarded School
  - Off Street Parking Available
  - Council Tax Band C





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## Liverpool Road WD18

Approximate Gross Internal Floor Area = 66.1 sq m / 712 sq ft

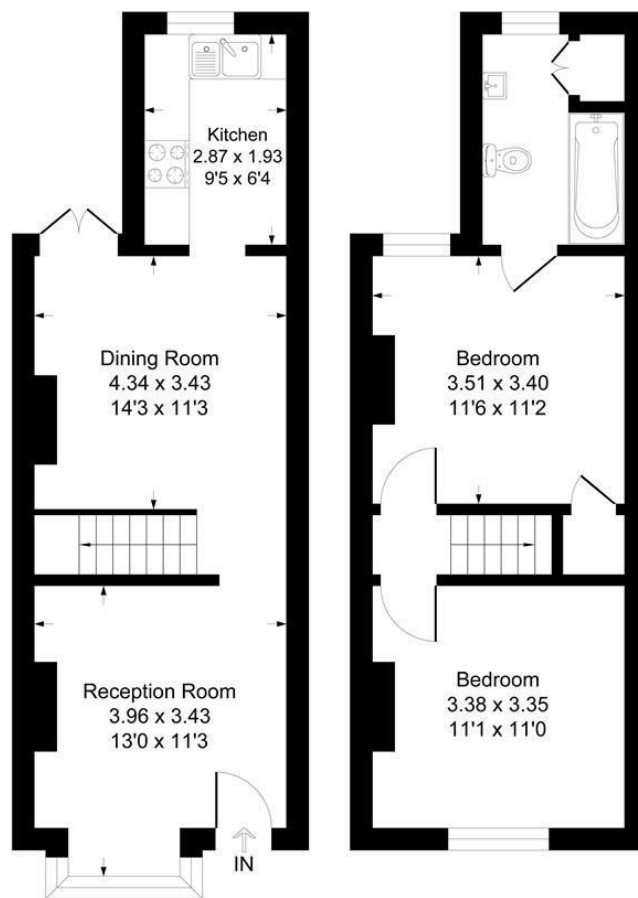


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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