

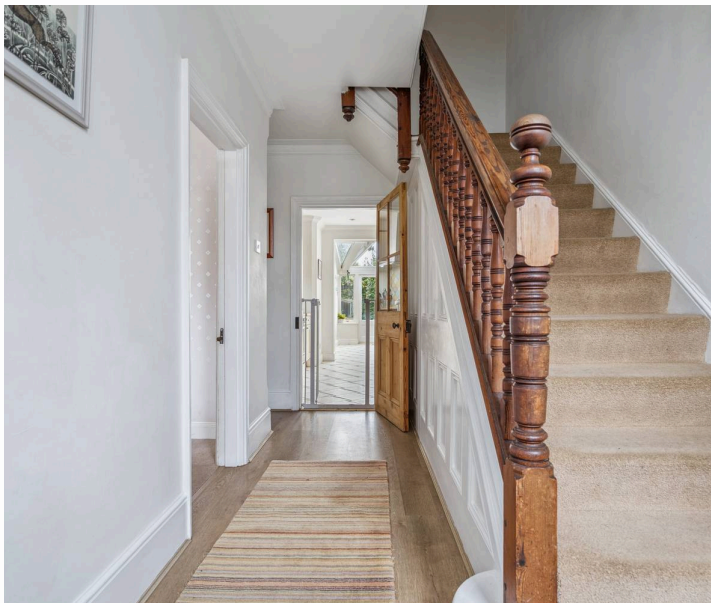


49 Kingsfield Road, Watford – WD19 4PP
£985,000





This superb 4 bedroom family home, built circa 1900s, is tastefully decorated throughout while retaining many original features, including elegant sash windows. Set in a sought after location within walking distance of Bushey mainline station, the property offers convenient living with parking to the front for one car and additional residents` permit parking available on the street. Inside, the welcoming entrance hall leads to two separate reception rooms and a stunning 25ft kitchen/breakfast room with under floor heating, complemented by a utility room and cloakroom. Upstairs, there are four well proportioned bedrooms and a spacious family bathroom. A cellar adds further versatility, while outside, the south east facing rear garden extends to approximately 100ft, beautifully stocked and perfect for family enjoyment. Gas central heating runs throughout, ensuring comfort in this charming and character full home.





- A Superb 4 Bedroom Semi Detached House
- Two Separate Reception Rooms With Fireplaces
- 25ft Kitchen/ Breakfast Room With Under Floor Heating
- Spacious Family Bathroom
- Cellar
- 100ft Well Stocked Rear Garden
- Off Street Parking For 1 Car
- 0.2 Miles to Bushey Station

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D









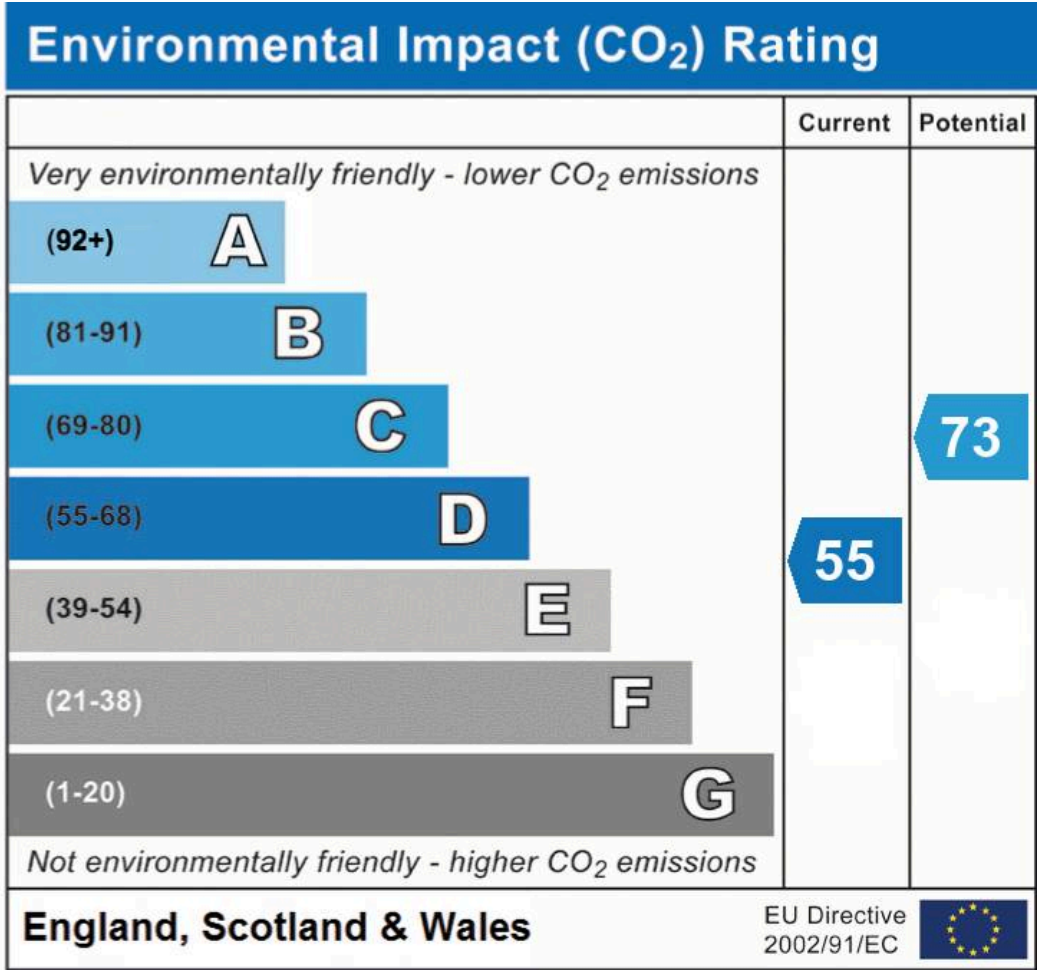
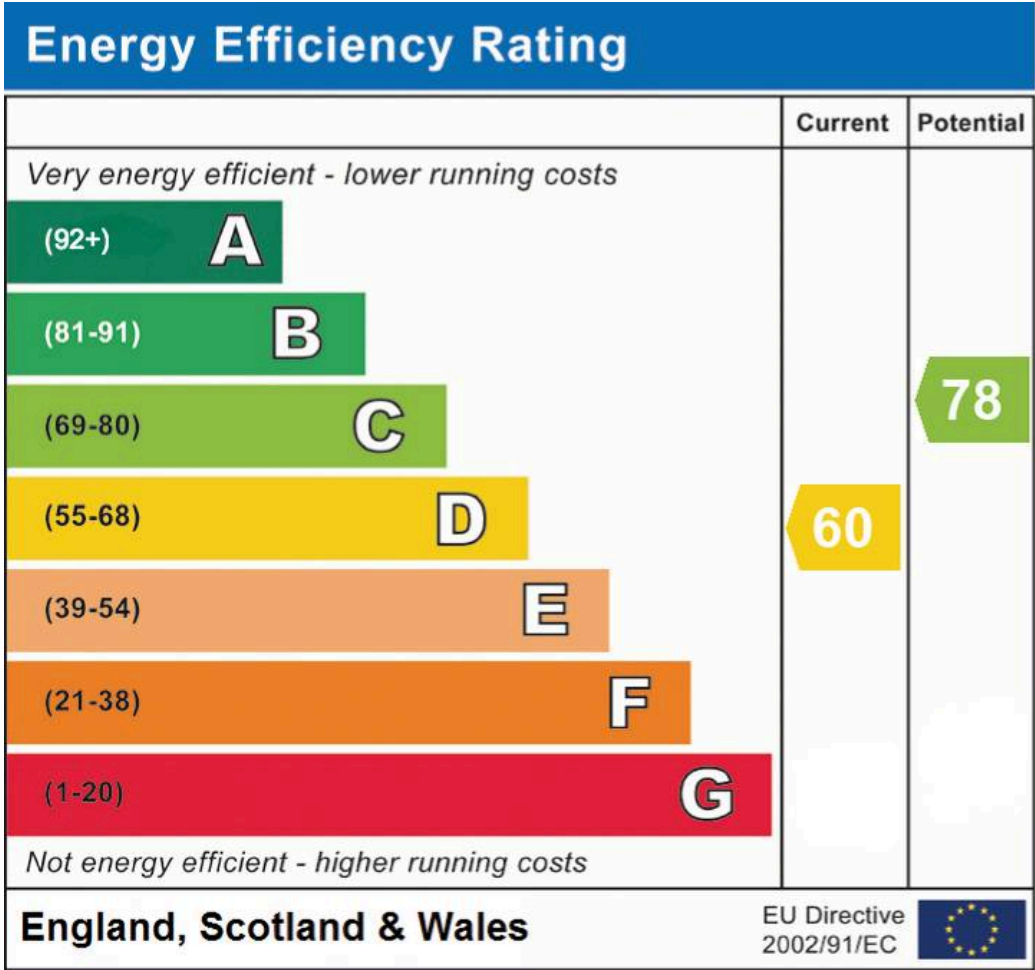
Kingsfield Road

Approximate Gross Internal Area
Ground Floor = 79.3 sq m / 853 sq ft
First Floor = 68.4 sq m / 736 sq ft
Cellar = 15.1 sq m / 162 sq ft
Total = 162.8 sq m / 1,751 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows 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 decisions reliant upon them.

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