



17 Embleton Road, Watford
£480,000



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17 Embleton Road

Watford

This beautifully presented two double bedroom mid-terraced house offers an exceptional opportunity for buyers seeking a stylish and comfortable home, with the added benefit of no upper chain for a smooth and efficient purchase process. The property is a brick-built, end-of-terrace freehold house, boasting a layout that maximises space and natural light throughout. Upon entering, you are greeted by a welcoming hallway that leads into a spacious and tastefully decorated living area, perfect for both relaxing and entertaining. The modern kitchen is fitted with contemporary units and high-quality appliances, providing ample storage and work surfaces for all your culinary needs. Upstairs, you will find two generously sized double bedrooms, both finished to an excellent standard and offering plenty of room for furniture and storage options. The main bedroom has the addition of a study with versatile usage as a home office or walkin wardrobe. The family bathroom is modern and well-appointed, featuring stylish fixtures and fittings. Throughout the home, you will notice the exceptional condition, with neutral décor, double glazed windows, and gas central heating ensuring comfort and efficiency in every season. Energy performance is rated at C, which contributes to lower running costs and a more environmentally friendly lifestyle. T also falls within Council Tax Band E an attractive option for a range of bu first-time purchasers, young famili investors. Located in a desirable re this property is ideally situated for access to

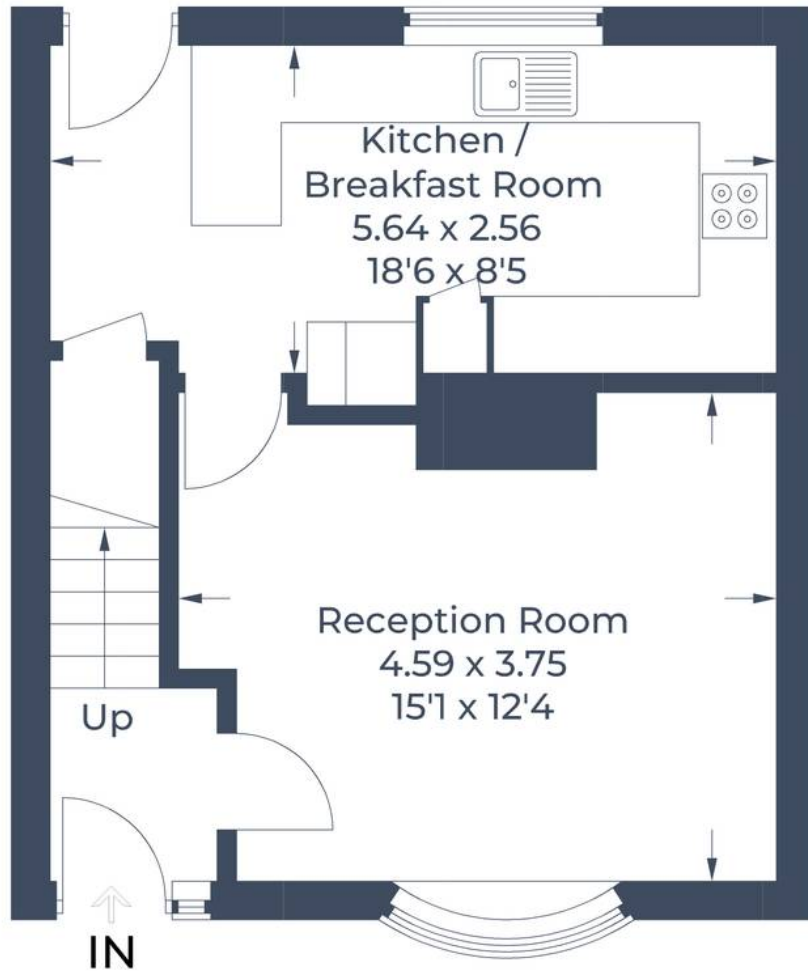




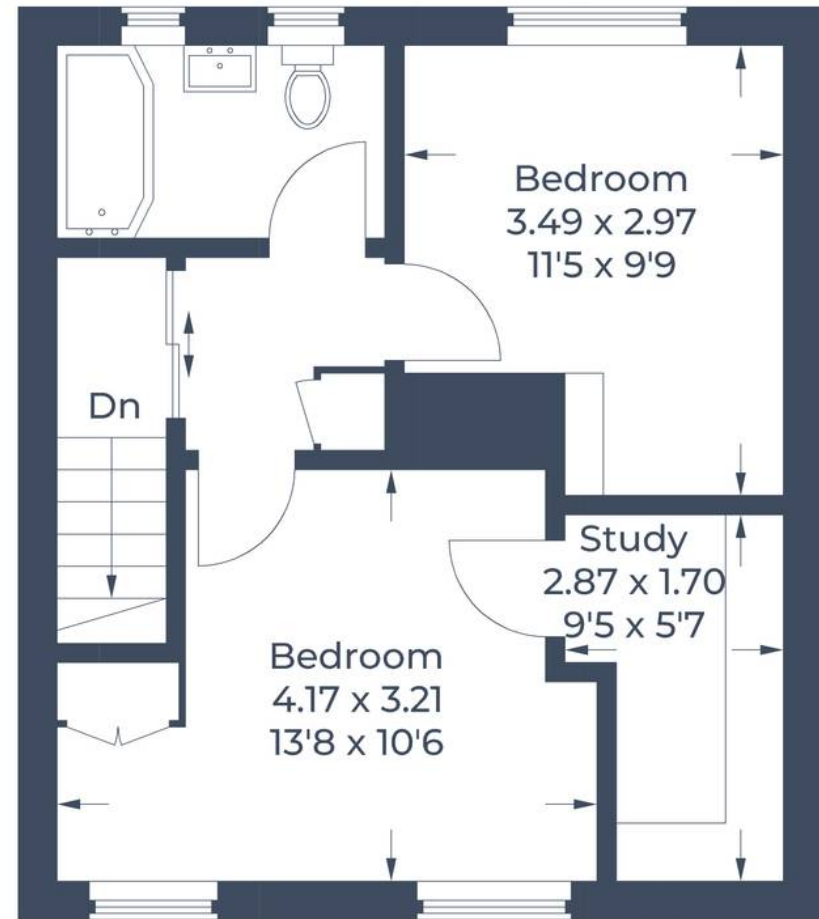




Approximate Gross Internal Area
Ground Floor = 37.0 sq m / 398 sq ft
First Floor = 36.7 sq m / 395 sq ft
Total = 73.7 sq m / 793 sq ft



Ground Floor



First Floor





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