



Tait Place, Watford

Guide Price £625,000

proffitt
& holt





Tait Place

Watford

Proffitt and Holt are delighted to offer to the market this three bedroom end of terrace property located in a highly sought after and modern development, just off of Woodside Road and within close proximity to the highly acclaimed Parmiters Secondary School.

Internally the property comprises entrance hall, a well appointed and modern kitchen/dining room, downstairs wc and a living room (with doors out) to the ground floor. To the first floor there are two well proportioned bedrooms and a family bathroom, whilst to the second floor, the property boasts a generous master bedroom with en suite shower room.

Externally the property excels with a larger than average plot for the development, boasting additional space to the side with excellent potential to extend (stpp). The mature garden has beautifully landscaped and is mainly laid to lawn and also boasts a paved patio seating area - ideal for entertaining.

The property also comes with a single garage and driveway parking.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.





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Abbots Langley has a number of local shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles. For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London Euston and Junction 20 of the M25 is a distance of approximately two miles. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three Bedrooms
- End of Terrace
- En Suite to Master
- Modern Development
- Garage
- Downstairs WC
- Set Over Three Stories





General information

Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

Fixtures and fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>





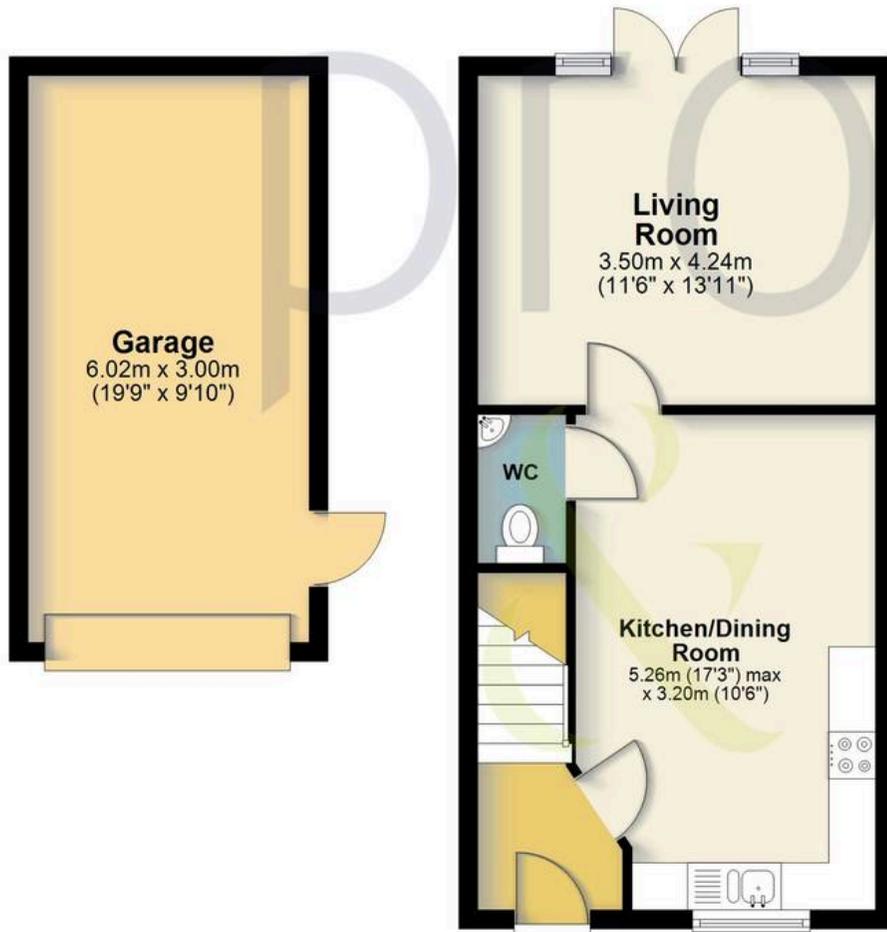






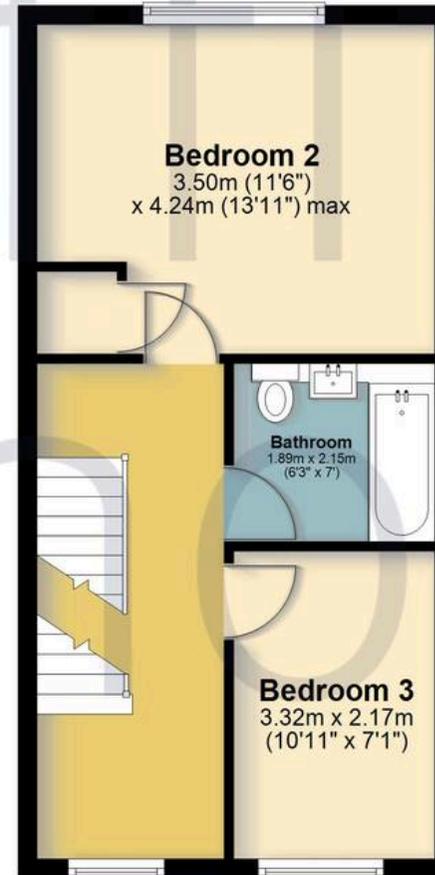
Ground Floor

Approx. 55.7 sq. metres (599.0 sq. feet)



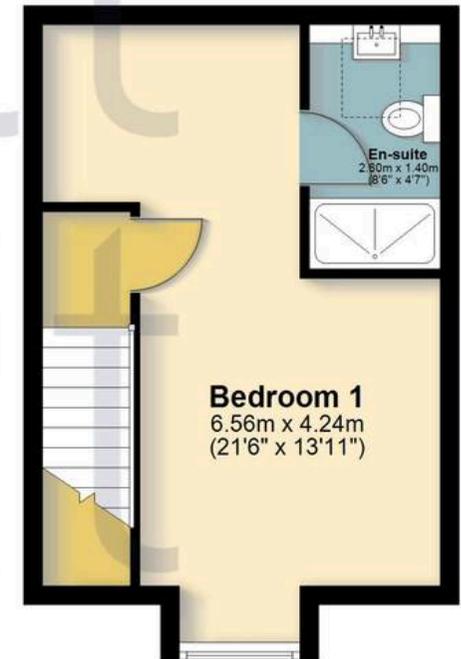
First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Second Floor

Approx. 26.1 sq. metres (280.5 sq. feet)



Total area: approx. 119.5 sq. metres (1286.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt

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