



12 Chilwell Gardens, Watford

Fixed Price £540,000





## 12 Chilwell Gardens

Watford, Watford

**A WELL PRESENTED THREE BEDROOM BRICK BUILT FAMILY HOME LOCATED ON A POPULAR RESIDENTIAL ROAD WITH A SOUTH FACING GARDEN.**

Welcomed to the market is this well presented three bedroom brick built, mid terrace property located on a popular residential road in the heart of South Oxhey. This lovely family home is presented in excellent condition throughout, benefitting from double glazed windows, gas central heating and a modern kitchen and bathroom.

To the front of the house is two off street parking spaces, a shared alleyway to the left providing rear access and to the rear a well maintained south facing rear garden.

Upon entering the property you are welcomed by a large entrance hallway which provides access to the lounge, kitchen breakfast room and stairs to the first floor spacious landing. From the kitchen there is an additional lobbied area as well as a ground floor guest WC. On the first floor there is three good sized bedrooms and a modern three piece bathroom suite.

Council Tax band: D

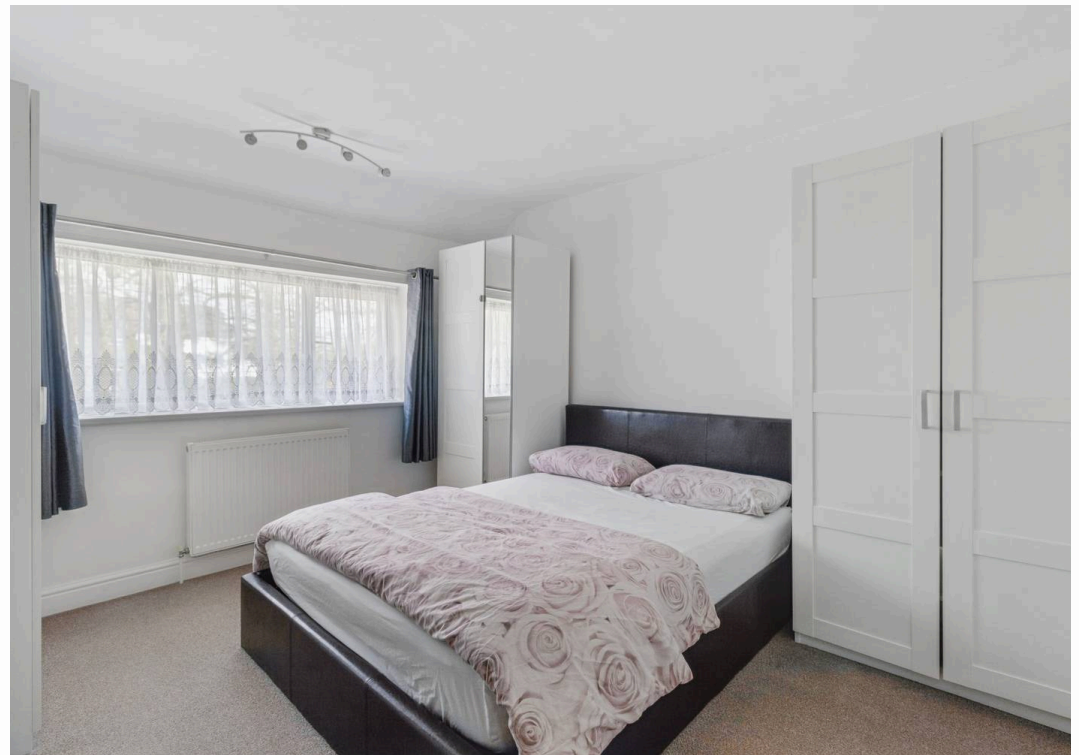
Tenure: Freehold

EPC Energy Efficiency Rating: C

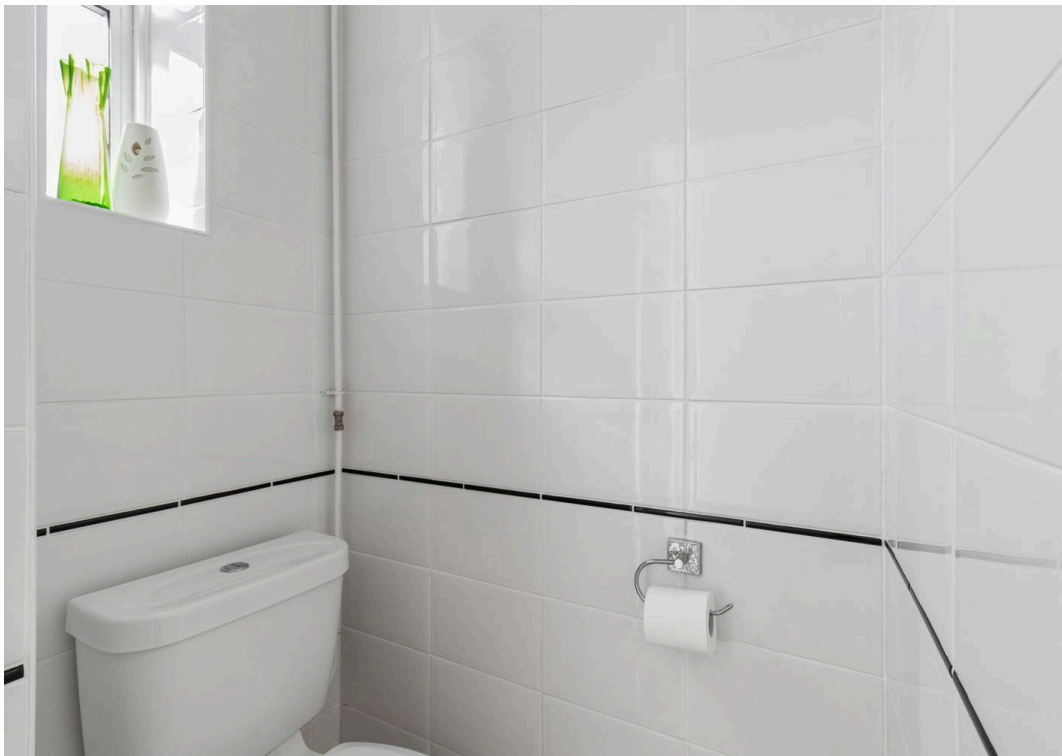
EPC Environmental Impact Rating:

- BRICK BUILT TERRACE HOUSE
- THREE DOUBLE BEDROOMS











Approximate Gross Internal Area  
Ground Floor = 47.8 sq m / 514 sq ft  
First Floor = 47.6 sq m / 512 sq ft  
Shed = 3.7 sq m / 40 sq ft  
Total = 99.1 sq m / 1,066 sq ft

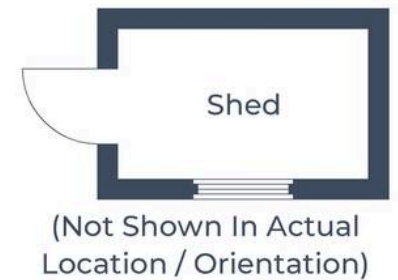


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