



11 Prestwood Upper Hitch, Watford
£259,950



 fairfieldestates



11 Prestwood Upper Hitch

Watford, Watford

This very nicely presented property offers a great opportunity for buyers seeking a well-appointed and conveniently located home, benefitting from a secure entry phone system and gas central heating throughout for comfort and peace of mind. The accommodation features a spacious living room and a bedroom with ample wardrobe space, and is further enhanced by the added luxury of a private balcony accessed directly from the bedroom .

Council Tax band: C

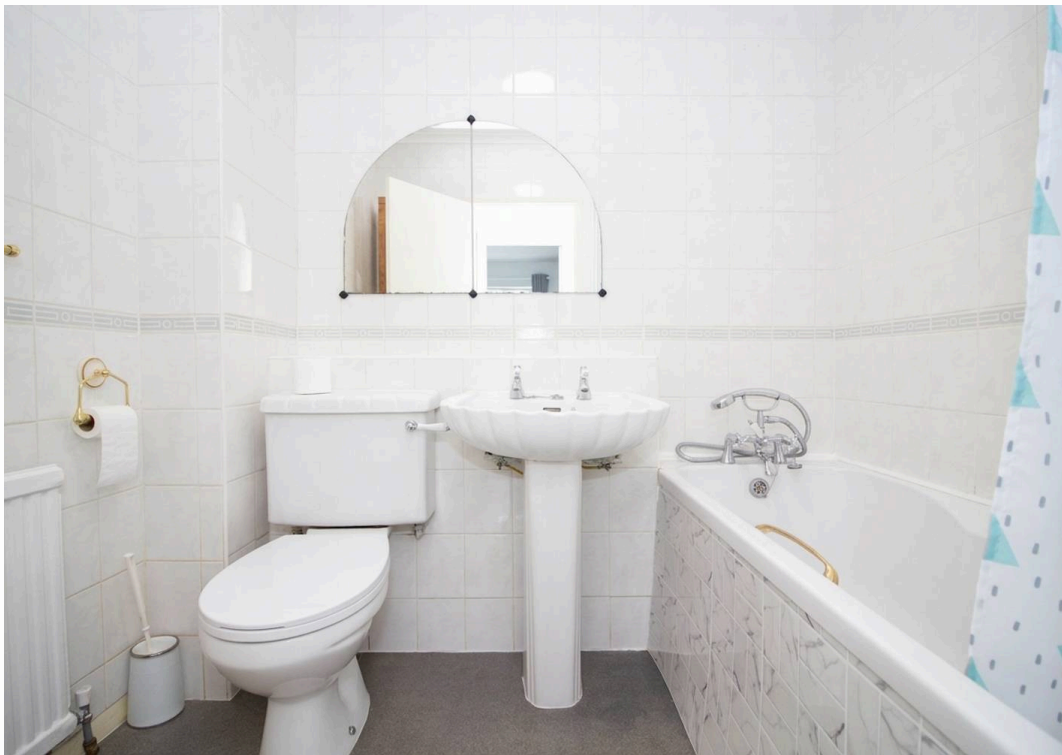
Tenure: Leasehold

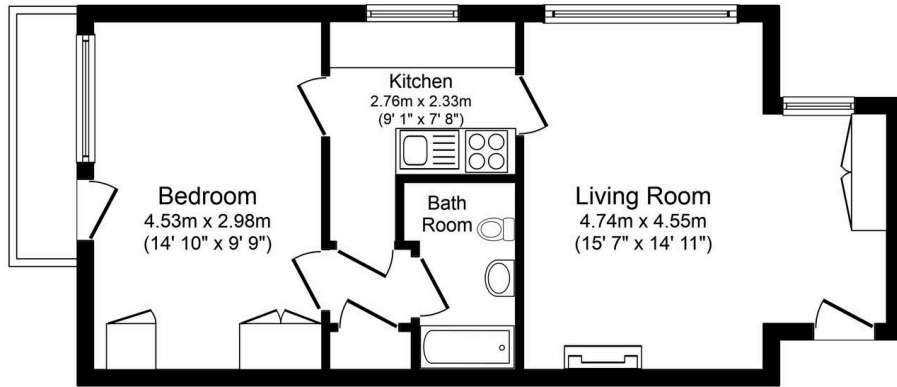
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- ENTRY PHONE SYSTEM
- GAS CENTRAL HEATING
- MODERN HIGH GLOSS KITCHEN WITH APPLIANCES
- AMBLE WARDROBE SPACE
- BALCONY OFF THE BEDROOM
- MODERN BATHROOM WITH ELECTRIC SHOWER
- GARAGE IN BLOCK KEY TO REAR ENTRANCE AND PARKING
- 900 PLUS YEARS REMAINING ON THE LEASE AND PEPPERCORN GROUND RENT
- 18TH EDITION ELECTRICAL CERTIFICATE
- NO UPPER CHAIN







Floor Plan
Floor area 44.0 sq. m. (474 sq. ft.) approx.

Total floor area 44.0 sq. m. (474 sq. ft.) approx.
This plan is for illustration purposes only and may not be representative of the property.
Plan created for Slades Estate Agents.

Produced by www.keyagent.co.uk

Energy Efficiency Rating

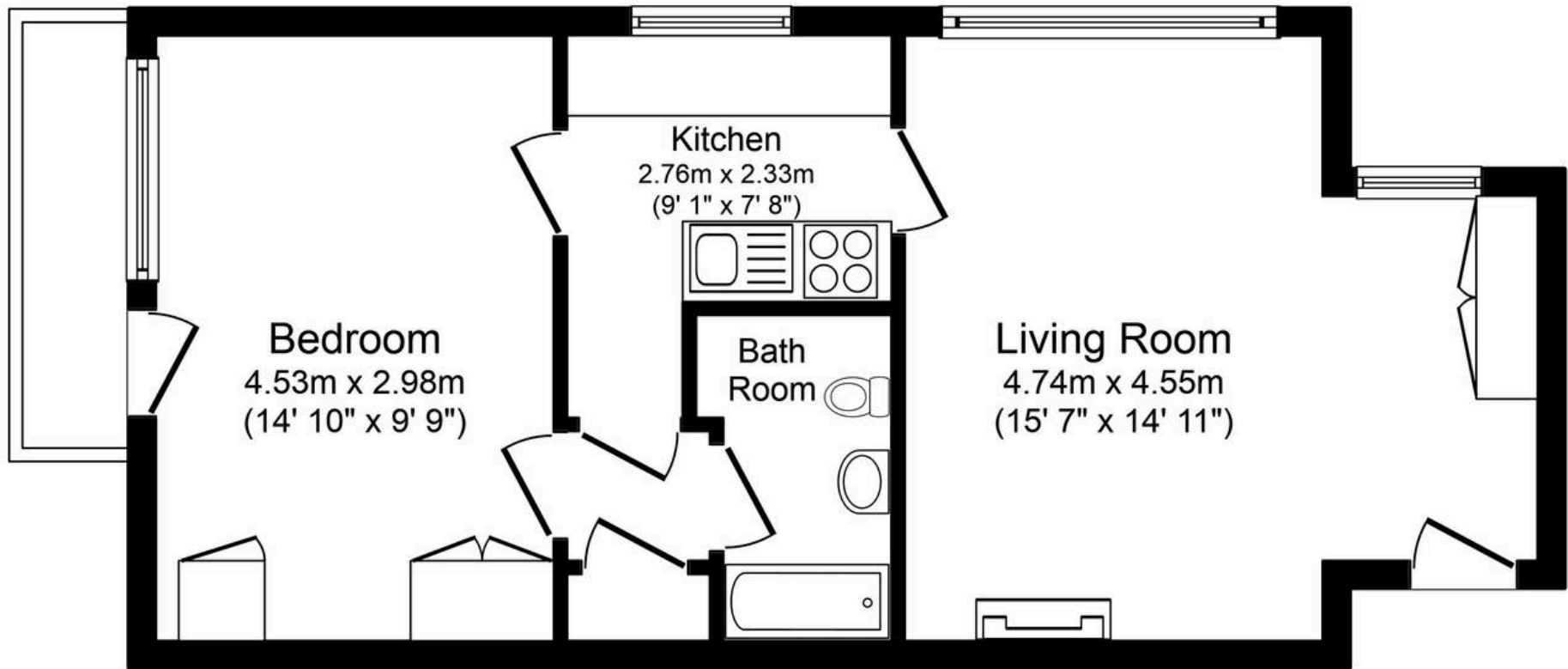
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC







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Produced





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