



79 Silk Mill Road, Watford

Guide Price £430,000





## 79 Silk Mill Road

Watford, Watford



AN EXTENDED BRICK BUILT TWO DOUBLE BEDROOM PROPERTY LOCATED ON A QUIET RESIDENTIAL ROAD IN OXHEY OFFERED TO THE MARKET WITH NO UPPER CHAIN. OFF STREET PARKING TO FRONT AND A GARAGE IN A BLOCK. This well-presented home benefits from off-street parking to the front, a garage, and a private North West facing rear garden.

Upon entering, you are welcomed by a porch leading directly into the front reception room, featuring a stylish accent wall with mounted TV. The modern fitted kitchen is presented in excellent condition and comprises a range of base and eye-level units with granite worktops, integrated appliances, and an induction hob.

To the rear of the property is an extended reception area, ideal for dining or use as a home office, with French patio doors opening directly onto the rear garden — perfect for indoor/outdoor living.

The first floor offers two generous double bedrooms and a contemporary fully tiled three-piece bathroom suite.

Ideally situated within walking distance of Bushey Overground Station and Watford Town Centre, the property also enjoys close proximity to nature walks, green spaces, parks, and woodland areas.

Viewings are highly recommended and strictly by appointment only.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO UPPER CHAIN











Approximate Gross Internal Area  
Ground Floor = 46.1 sq m / 496 sq ft  
First Floor = 32.5 sq m / 350 sq ft  
Total = 78.6 sq m / 846 sq ft

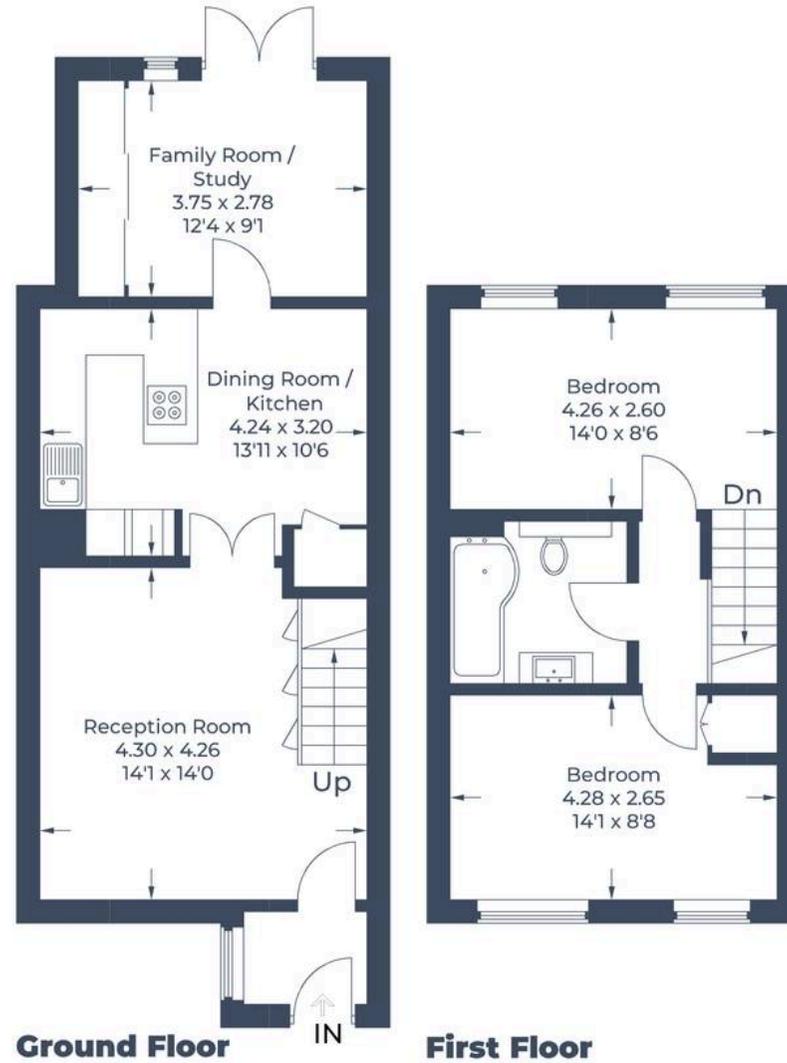


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measurements are approximate, not to scale.

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