

36 Cannon Road, Watford Fields- WD18 0BB

£400,000

Churchills Bushey







Situated in the heart of Watford Fields, this charming 2 bedroom Victorian semi detached cottage, built in 1899, offers a wonderful blend of character and modern convenience. The property welcomes you into an impressive 21ft through lounge, creating a warm and inviting space to relax and entertain, while the kitchen diner provides the perfect setting for everyday family life, with sliding patio doors opening onto the south-west facing rear garden. Upstairs, the first-floor landing leads to two generously proportioned double bedrooms, with the principal bedroom featuring a charming fireplace, and a contemporary shower room conveniently located off the landing. Ideally positioned for easy access to local amenities, well-regarded schools and excellent transport links, the property is perfectly suited to first-time buyers, couples or small families. Further benefits include gas central heating, double glazing, newly installed windows, a boiler approximately two years old and updated electrics, making this an appealing home that combines period charm with practical modern living.







- Two Bedroom Victorian Semi Detached Cottage
- Heart Of Watford Fields
- 21ft Through Lounge
- Main Bedroom With Fireplace
- Modern Shower Room
- Completely Rewired 2022
- New Boiler (2024)
- South West Facing Rear Garden
- Residents Permit Parking

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







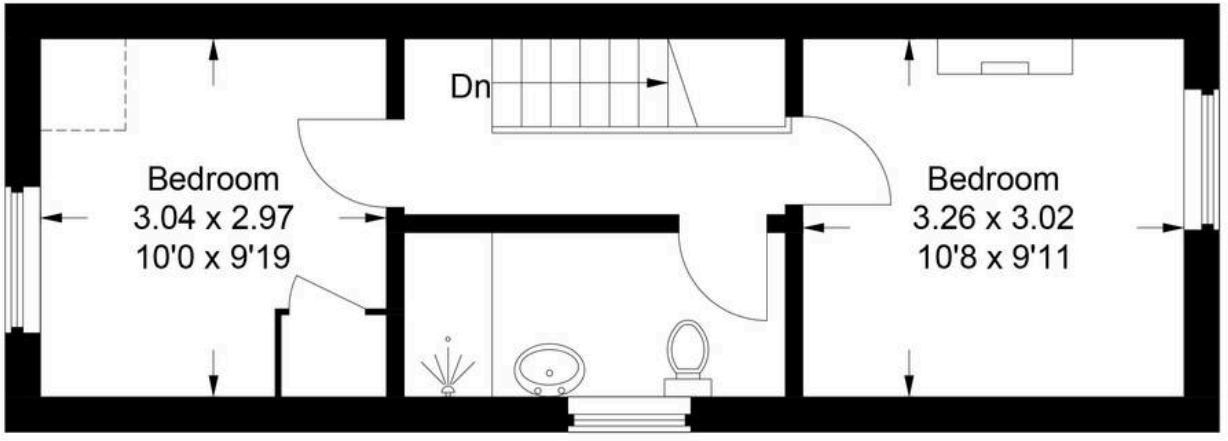




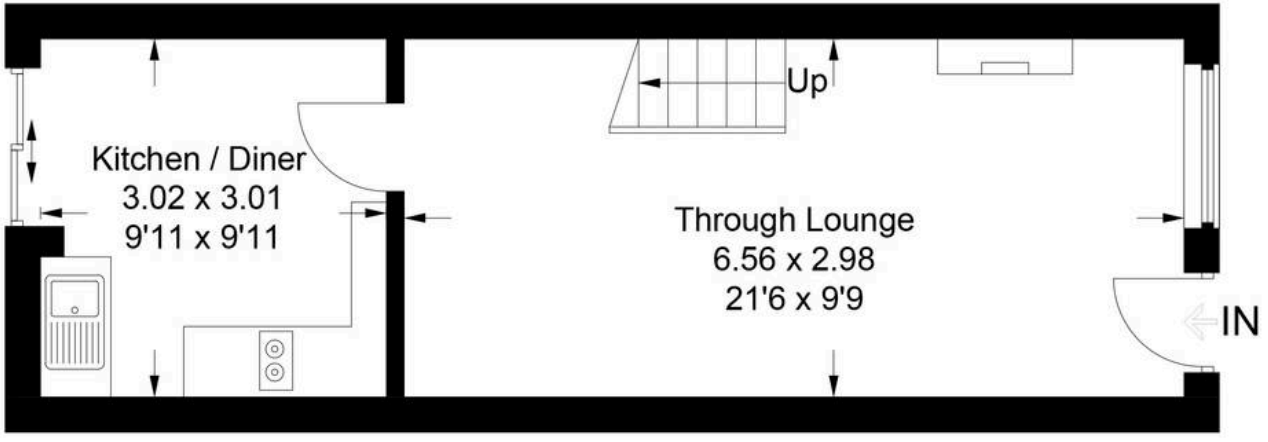


Cannon Road

Approximate Gross Internal Area
Ground Floor = 30.0 sq m / 323 sq ft
First Floor = 29.7 sq m / 320 sq ft
Total = 59.7 sq m / 643 sq ft



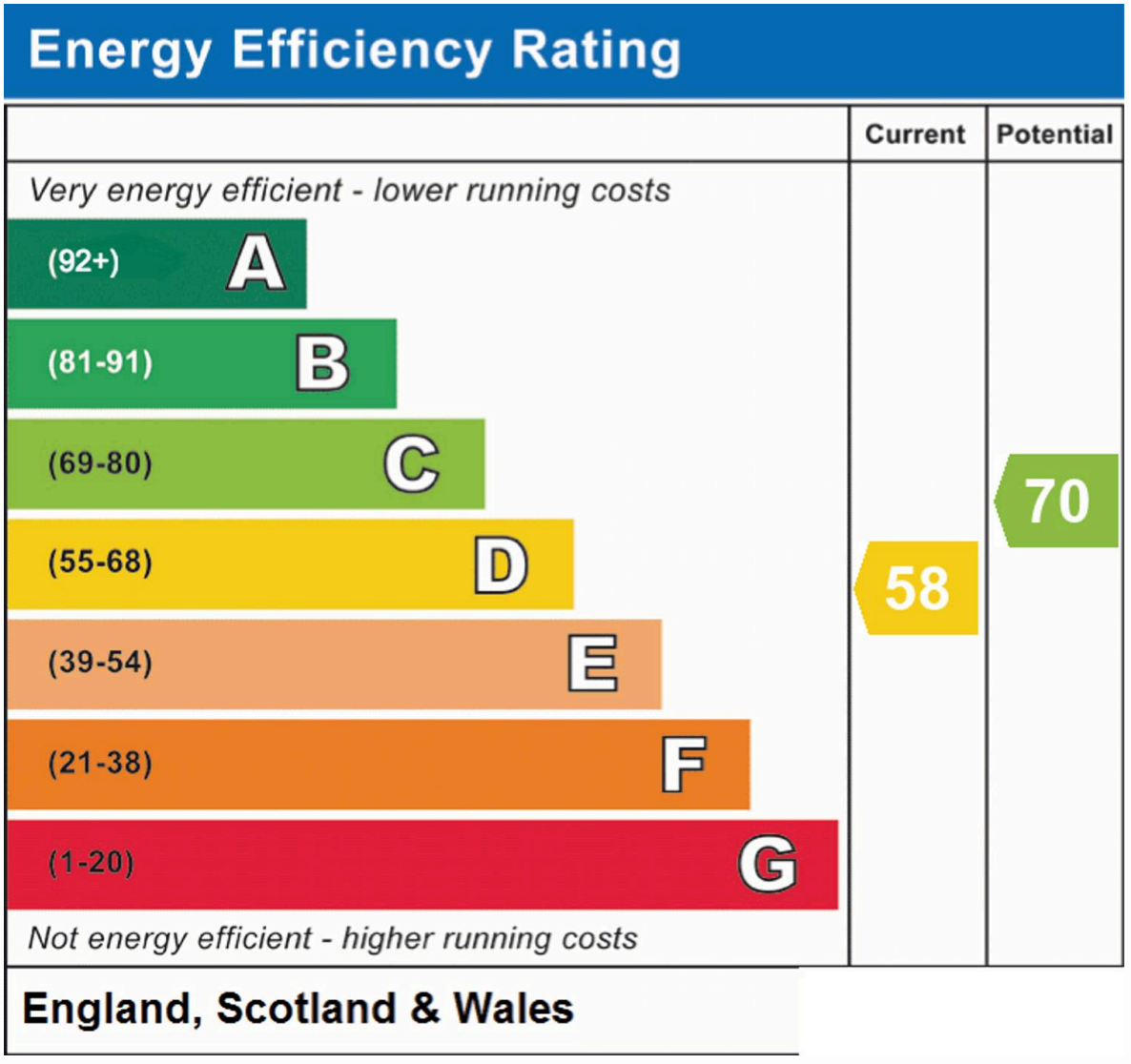
First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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