

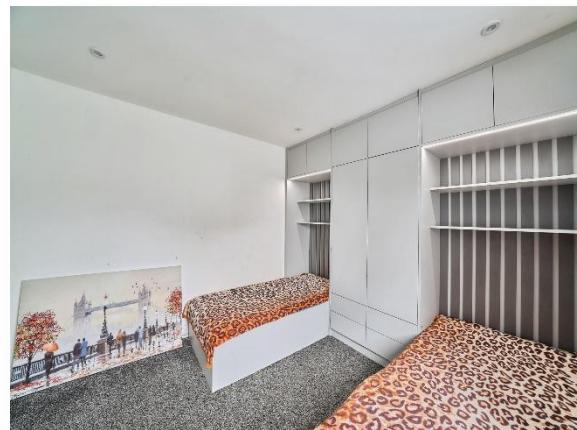
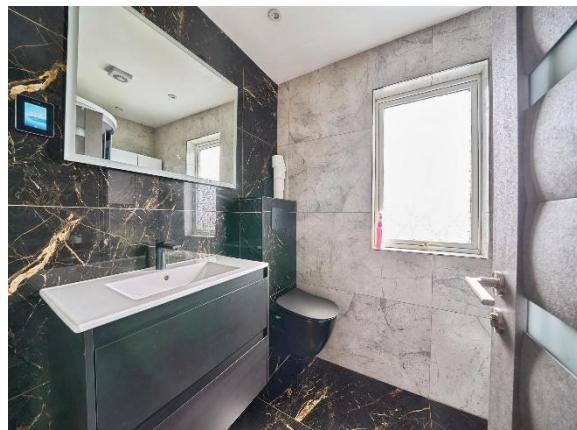


Fulford Grove, Watford, WD19 7QQ

welcome to

Fulford Grove, Watford

This fully refurbished three-bedroom mid-terrace home offers stylish, turnkey living with an extended kitchen/diner, loft conversion, landscaped garden, and detached office, all in a sought-after location.

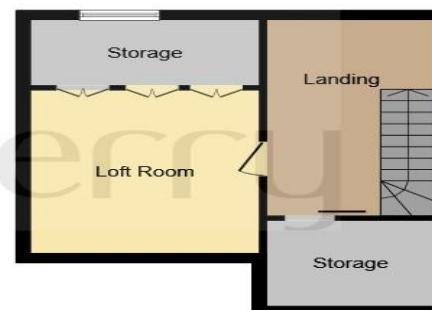




Ground Floor



First Floor



Second Floor

Entrance Porch

7' 6" x 3' 6" (2.29m x 1.07m)

Entrance Hall

17' x 5' 11" (5.18m x 1.80m)

Wc

5' 4" x 5' 2" (1.63m x 1.57m)

Lounge

22' 9" x 13' 1" (6.93m x 3.99m)

Kitchen/Diner

14' 11" x 14' 3" (4.55m x 4.34m)

Landing

8' 9" x 8' 2" (2.67m x 2.49m)

Bedroom 1

12' x 11' (3.66m x 3.35m)

Bedroom 2

10' 11" x 10' 4" (3.33m x 3.15m)

Bedroom 3

8' 4" x 7' 11" (2.54m x 2.41m)

Bathroom

8' 4" x 5' 6" (2.54m x 1.68m)

Landing

13' 4" x 7' 11" (4.06m x 2.41m)

Loft Room

12' 2" x 10' 5" (3.71m x 3.17m)

Outbuilding- Office

9' 5" x 8' 10" (2.87m x 2.69m)

Outbuilding- Storage Shed

10' x 5' 8" (3.05m x 1.73m)

Total Floor Area (from the EPC)

103 Square Metres

Agent's Note

The property is of non-standard construction- Cranwell Build- please speak with your conveyancer.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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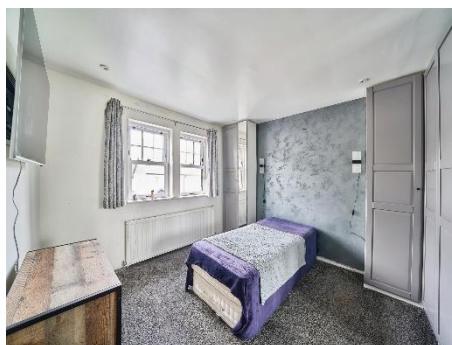
- Three-Bedroom House with Loft Room
- Excellent Condition Throughout
- Driveway
- Extended Kitchen / Diner
- Landscaped Garden with Outbuilding

Tenure: Freehold EPC Rating: C

Council Tax Band: D

Offers over

£500,000



view this property online brownandmerry.co.uk/Property/WAF103470



Property Ref:
WAF103470 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property



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