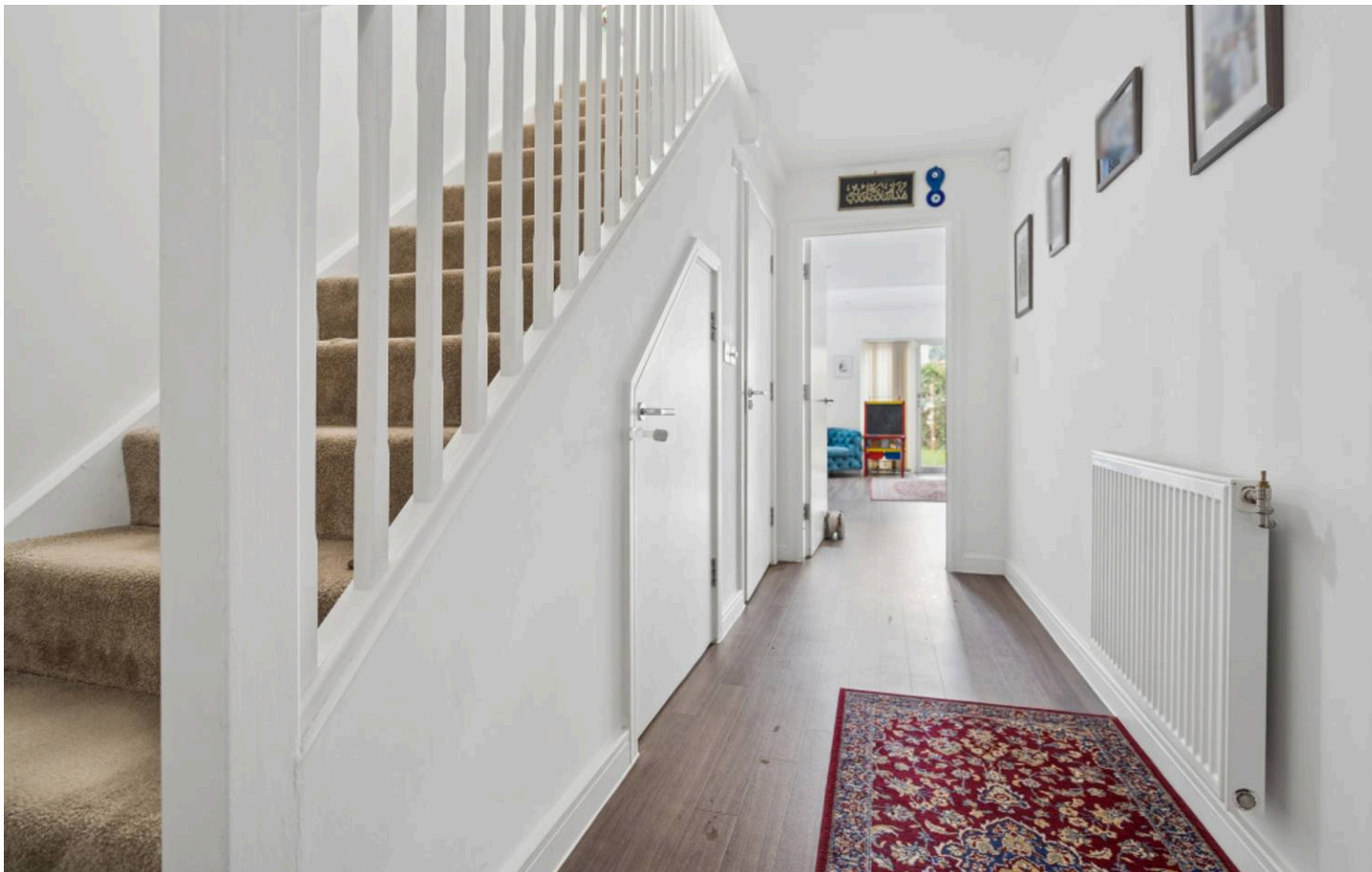




12 St. Andrews Way, Watford
£650,000





12 St. Andrews Way

Watford

A LUXURY FOUR BEDROOM TOWN HOUSE LOCATED WITHIN A NEWLY BUILT DEVELOPMENT PRESENTED IN EXCEPTIONAL CONDITION THROUGHOUT

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- FOUR BEDROOM / TWO BATHROOMS
- EXCELLENT CONDITION THROUGH OUT
- MODERN BUILT PROPERTY - 2020
- OFF STREET PARKING WITH EV CHARGER
- MINUTES WALKING DISTANCE TOO CARPENDERS PARK STATION
- 1,171 SQFT OF LIVING ACCOMMODATION OVER THREE FLOORS
- EPC RATING - B
- COUNCIL TAX BAND - D



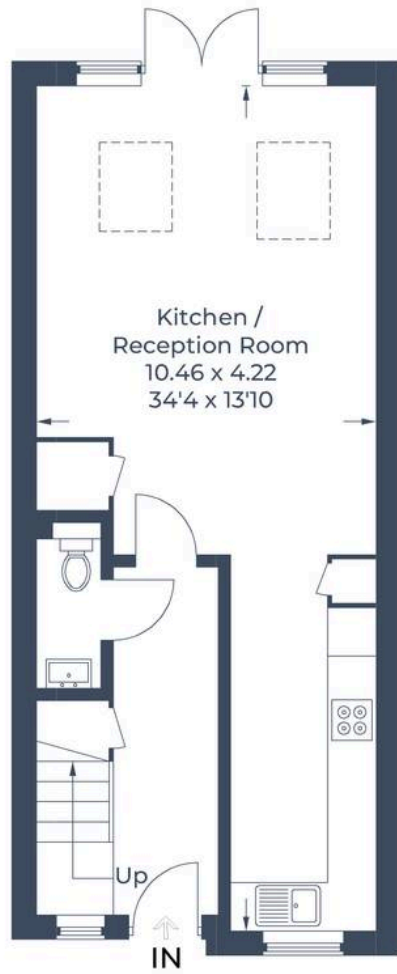








Approximate Gross Internal Area
Ground Floor = 43.8 sq m / 471 sq ft
First Floor = 32.5 sq m / 350 sq ft
Second Floor = 32.5 sq m / 350 sq ft
Total = 108.8 sq m / 1,171 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

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