



**Hoylake Gardens, Watford, WD19 6LQ**

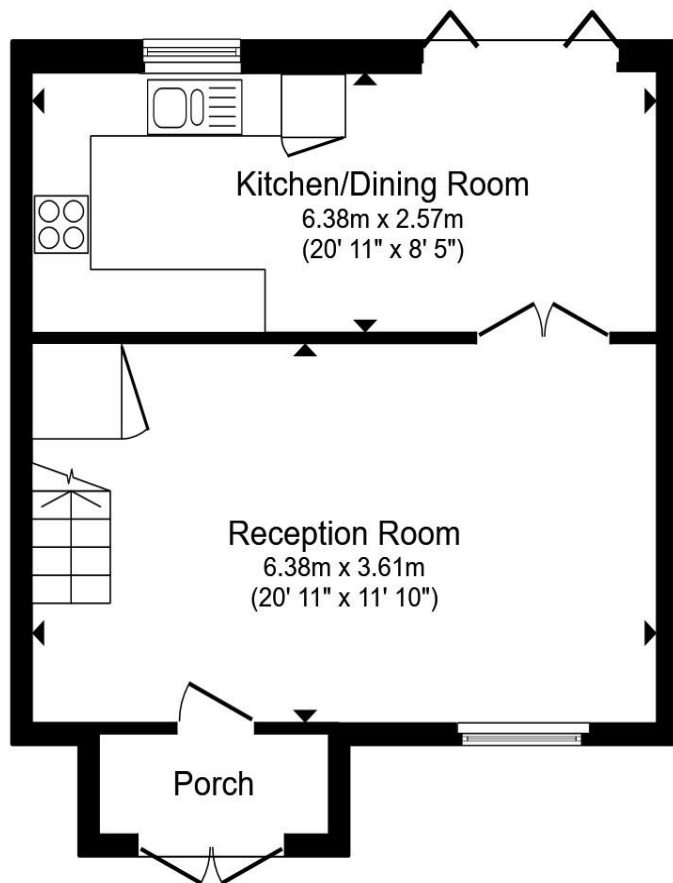
**welcome to**

## **Hoylake Gardens, Watford**

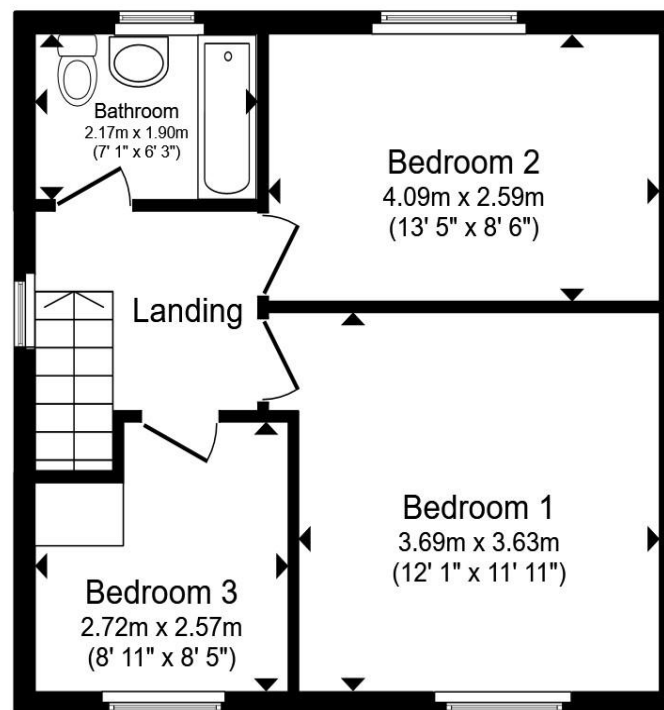
A stylish, fully refurbished three-bedroom BISF semi-detached home featuring bright living space, a contemporary open-plan kitchen/dining area, driveway parking and a landscaped garden, ideally positioned near Watford amenities and excellent transport connections, with no upper chain.







**Ground Floor**



**First Floor**

Total floor area 84.3 m<sup>2</sup> (908 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



## Entrance

## Lounge

20' 11" x 11' 10" ( 6.38m x 3.61m )

## Kitchen/Dining Room

20' 11" x 8' 5" ( 6.38m x 2.57m )

## Bedroom 1

12' 1" x 11' 11" ( 3.68m x 3.63m )

## Bedroom 2

13' 5" x 8' 6" ( 4.09m x 2.59m )

## Bedroom 3

8' 11" x 8' 5" ( 2.72m x 2.57m )

## Bathroom

7' 1" x 6' 3" ( 2.16m x 1.91m )

## Agents Note

The property is of non- standard construction- BISF, please seek confirmation of lending ability and liaise with your conveyancer.

**welcome to**

## **Hoylake Gardens, Watford**

- Attractive Three-bedroom Semi-detached Home
- Recently Refurbished Throughout with a Modern Finish
- Spacious & Bright Living Room
- Stylish Open-plan Kitchen & Dining Area
- Contemporary Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: C

Offers in excess of

**£480,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAF105003 - 0004

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