



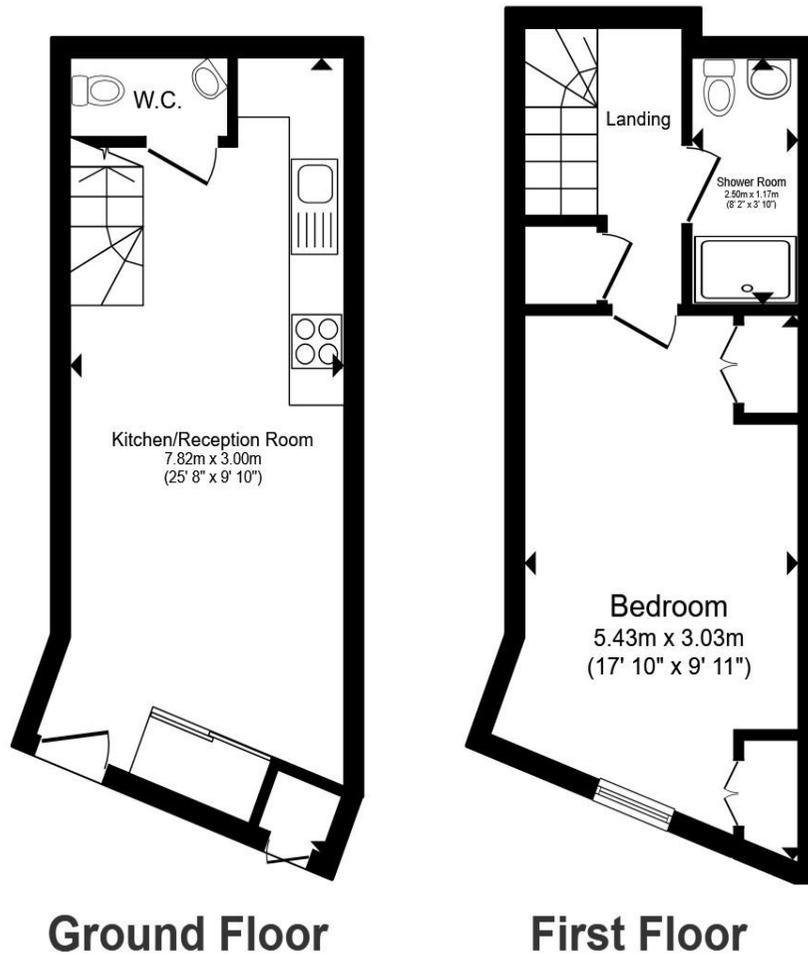
**Loates Lane, Watford, WD17 2AB**

**welcome to**

**Loates Lane, Watford**

INVESTORS ONLY! This attractive one-bedroom end-terraced freehold house features modern open-plan living and a downstairs WC, set in a highly convenient central location just 160 metres from Watford Town Centre and less than a mile from Watford Junction, with excellent access to the M1, M25 and A41.





**Ground Floor**

**First Floor**

**Entrance**

**Kitchen/Reception Room**

25' 8" x 9' 10" ( 7.82m x 3.00m )

**Wc**

**Bedroom**

17' 10" x 9' 11" ( 5.44m x 3.02m )

**Shower Room**

8' 2" x 3' 10" ( 2.49m x 1.17m )

Total floor area 46.2 m<sup>2</sup> (498 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)

welcome to

## Loates Lane, Watford

- Attractive One Bedroom End-Terraced Freehold House
- Investors Only
- Just 160 Metres from the Town Centre
- Spacious Double Bedroom
- Only 0.5 Miles to Watford Junction & Watford High Street Station

Tenure: Freehold EPC Rating: C

Council Tax Band: B

Guide price

**£280,000 - £300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownmerry.co.uk/Property/WAF104982](https://www.brownmerry.co.uk/Property/WAF104982)



Property Ref:  
WAF104982 - 0007

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