

FREEHOLD



House - Terraced (EPC Rating: D)

**SOULDERN STREET, WATFORD, WD18 0EU**

**£420,000**



# 2 Bedroom House - Terraced located in Watford

A well presented two double bedroom freehold mid-terrace home situated in a sought-after Watford Victorian square offered chain free and in excellent decorative order throughout.

Features include bright reception rooms, a modern fitted kitchen, first floor bathroom off landing and a charming rear garden.

Ideally located just 0.2 miles from Watford General Hospital and Vicarage Road Stadium and only 0.3 miles to Watford Junction Station, with Watford Town Centre a short walk away.

Souldern Street, Watford, Hertfordshire, WD18 0EU  
Freehold | Chain Free | Two Double Bedrooms | Central Location

A two-bedroom mid-terrace family home situated within a desirable in the heart of Watford offered chain free and in good decorative order throughout.

Ideally positioned just 0.2 miles from Watford General Hospital, 0.2 miles from Vicarage Road Stadium, and approximately a 5-minute walk to Watford Town Centre, the property offers superb convenience for commuters and families alike. Watford Junction Station is only 0.3 miles away, providing excellent transport links into London and beyond.

The home also benefits from two resident parking permits, a modern fitted kitchen and a beautifully maintained rear garden.

## Entrance Hall

Entered via handy double porch with access to the front door which leads into a separate entrance hallway, providing access to both the reception rooms and kitchen. The hallway features laminated wood flooring, pendant lighting. Staircase with leading to the first floor.

Through Reception Room - Sitting Room 13'8" x 11'5" (4.16m x 3.47m)

A bright and airy through reception room with large windows allow plenty of natural light, enhancing the spacious feel of the room. Features include: laminate wood flooring, smooth ceiling with pendant lighting, ample space for sofas and living room furniture.

leading to the Dining Area 11'5" x 10'0" (3.49m x 3.04m) - Laminate flooring continuing from the sitting room, pendant ceiling light, space for a large dining table and chairs

Kitchen 11'3" x 6'8" (3.43m x 2.03m)

A modern fitted kitchen comprising a range of base level storage units with work surfaces above. Key features include:

Integrated oven, gas hob, washing machine and freestanding and freestanding fridge freezer.

Door access leading toward the rear garden

## First Floor

The first-floor landing provides access to both bedrooms and the family bathroom.

Master Bedroom 14'5" x 10'7" (4.40m x 3.23m) - A generous double bedroom positioned to the front of the property. Features include two large windows providing excellent natural light, laminate flooring, pendant ceiling light. Built-in storage cupboard housing the boiler. Full wall width built in wardrobes offering of storage space.

Bedroom Two 10'8" x 10'6" (3.26m x 3.20m) - A second well-proportioned double bedroom overlooking the rear of the property. Laminate flooring, pendant lighting, triple wardrobe.

Family Bathroom - 8'0" x 6'4" (2.44m x 1.94m) A well-appointed bathroom suite comprising: Panel enclosed bath with mixer taps and shower attachment. Low level WC, Wash hand basin. Part-tiled walls, window providing plenty of natural light.

## Outside

Front Garden - To the front of the property is a small enclosed garden, adding privacy and character to the entrance.

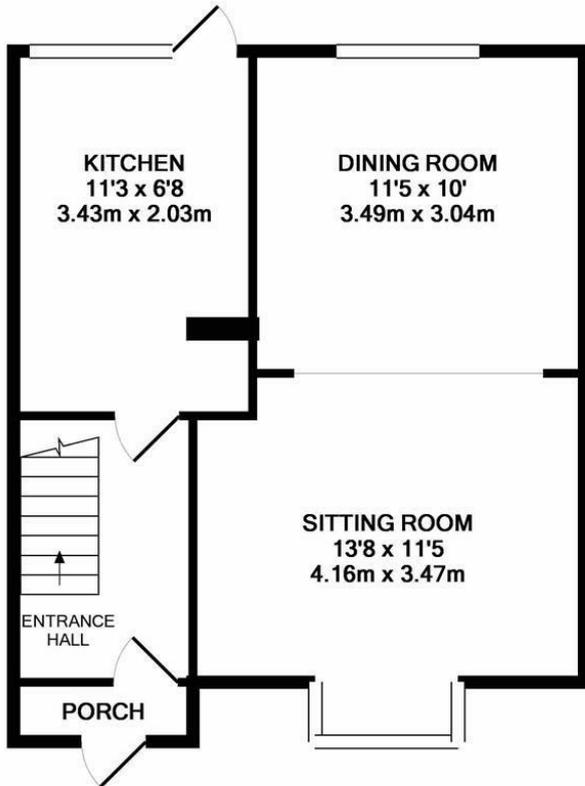
Rear Garden - The property benefits from a larger than average rear garden for this road, ideal for relaxing and entertaining. Features include: freestanding flower bed borders Useful brick built double storage rooms offering a multitude of future uses. Low-maintenance layout with space for planting and outdoor furniture

The garden offers a peaceful outdoor retreat within this central Watford location.

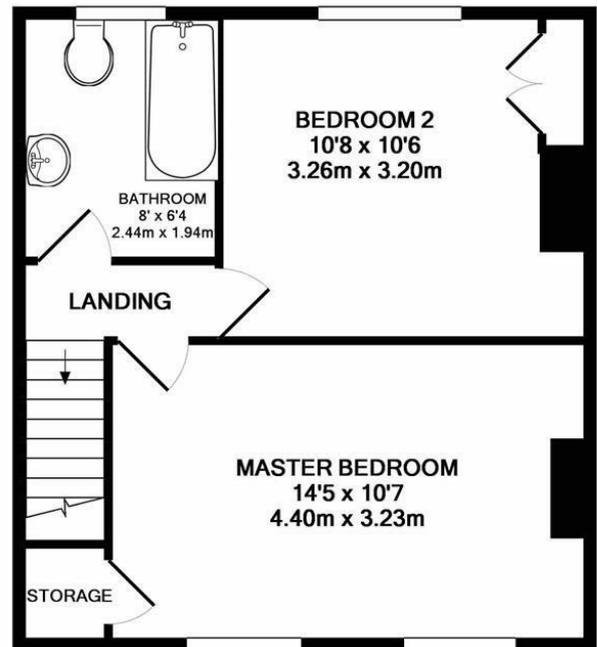
CHAIN FREE.



WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD



GROUND FLOOR  
APPROX. FLOOR  
AREA 516 SQ.FT.  
(48.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 479 SQ.FT.  
(44.5 SQ.M.)

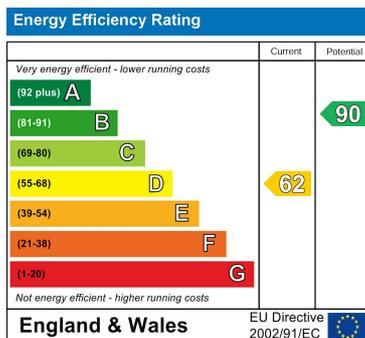
SOULDERN STREET  
TOTAL APPROX. FLOOR AREA 995 SQ.FT. (92.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Council Tax Band

**D**

Energy Performance Graph



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