

FREEHOLD



House - Terraced (EPC Rating: C)

VICTORIA ROAD, WATFORD,  
HERTFORDSHIRE, WD24 5AY

£415,000

# 2 Bedroom House - Terraced located in Hertfordshire

Chain free two double bedroom terraced home in Watford. Through lounge/dining room, modern kitchen, ground floor bathroom and first floor en-suite. Good size rear garden with patio and lawn.

Situated on Victoria Road in Watford, this well-presented two double bedroom terraced home is offered to the market chain free. The property provides accommodation arranged over two floors, including a through lounge/dining room, modern galley kitchen, ground floor bathroom and first floor en-suite shower room.

Externally, the home benefits from a low-maintenance block paved frontage and a good size rear garden with patio and lawn.

The property is approached via a small block paved front garden leading to a white UPVC front door. The frontage is low maintenance and neatly presented.

**LOUNGE 11'6" x 26'2"** - A through lounge with window to the front aspect and a further window to the rear, allowing for good natural light throughout. Stairs rise to the first floor. The room is laid to carpet with pendant lighting, coving to the ceiling, and is decorated in neutral tones. A door provides access to the kitchen.

**KITCHEN 6'3" x 7'10"** - Galley-style kitchen fitted with white high gloss base and wall units, offering a wide range of storage. Worktops run along both sides. Integrated gas under oven with gas hob and extractor above. Attractive tiled splashbacks complement matching floor tiles. Door leading to the downstairs bathroom.

**DOWNSTAIRS BATHROOM** A recently installed bathroom comprising bath with glass shower screen and overhead shower, WC and wash

hand basin. Finished with matching floor and wall tiles. Obscure window to the side aspect provides natural light while maintaining privacy.

## First Floor

**BEDROOM ONE 11'6" x 10'4"** Double bedroom positioned to the front aspect. Well proportioned and neutrally decorated with carpet to floor and window to the front.

**BEDROOM TWO 11'7 x 13'** A further double bedroom located to the rear, with window overlooking the garden. Door leading to the en-suite shower room.

**EN-SUITE SHOWER ROOM** En-suite shower room fitted with a glass shower cubicle and stand-up shower, WC and wash hand basin. Finished with oversized neutral ceramic tiles to both walls and floor. Stainless steel heated towel rail. Window to the rear aspect.

## Rear Garden

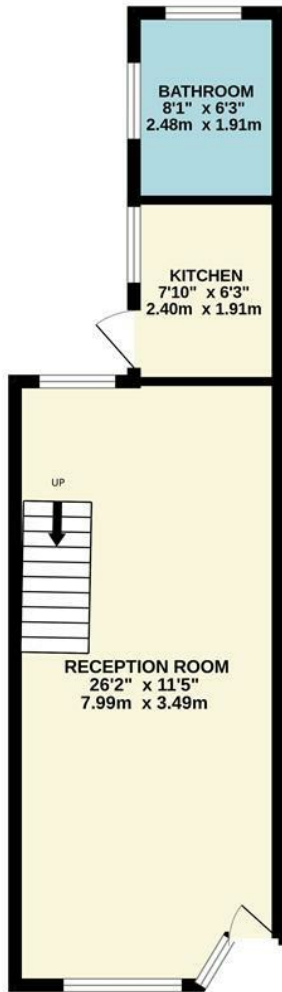
Good size rear garden comprising a patio area, shingle walkway with stepping stones, and a lawned section. Shed to the rear. Fully enclosed with panel fencing.

**PLEASE NOTE THIS PROPERTY IS TENANTED AND THESE PHOTOS WERE TAKEN PRE-TENANCY.**

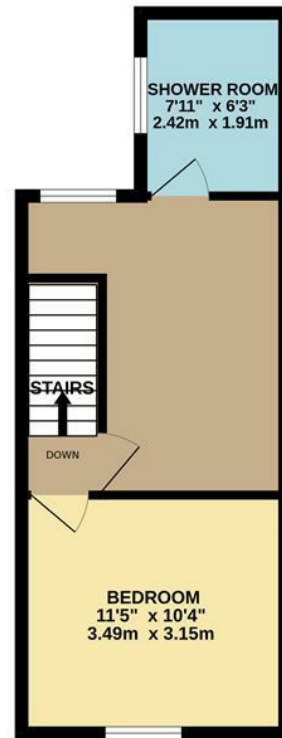


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GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



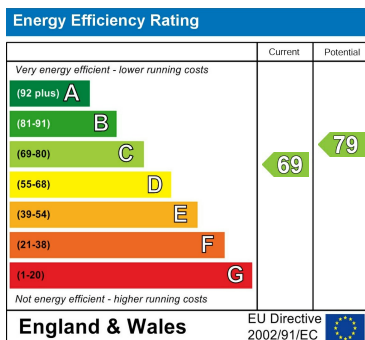
TOTAL FLOOR AREA : 711 sq.ft. (66.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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C

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