

FREEHOLD



House - End Terrace (EPC Rating: D)

CHESTER ROAD, WATFORD, WD18  
0RE

£405,000

# 2 Bedroom House - End Terrace located in Watford

Warren Anthony are delighted to offer to the market a spacious two bedroom end of terrace family home in a highly sought after road. Situated a short distance to the town centre and Watford General Hospital. An early inspection is highly recommended. Ideally offered with NO CHAIN.

Chester Road is a popular residential street in West Watford, ideally placed for Watford General Hospital, Cassiobury Park and the town centre. Excellent transport links are close by, with Watford High Street and Watford Junction stations providing quick connections into London Euston, while the M1 and A41 are easily accessible by car. Local shops, supermarkets, excellent schools and everyday amenities are all within walking distance, making this a convenient and well-connected location for families and professionals alike.

Our spacious two-bedroom end-of-terrace home is newly decorated and updated, offering spacious living accommodation throughout and our seller is willing to include all fixtures and fittings in the sale.

## Ground Floor

Reception One (11'9" x 11'1") – Bright front aspect with large bay window, replastered ceiling, pendant lighting, and neutral décor. Carpeted with gas radiator. Media unit and blinds can remain.

Reception Two (13'5" x 11'1") – Rear aspect with quality carpet, fireplace, fitted blinds, and alcoves. Pendant lighting and radiator. Open access to kitchen.

Kitchen (10'3" x 6'10") – Modern shaker-style

fitted units with stylish metro tiling. Built-in gas hob, oven, stainless steel sink, and integrated appliances. Dual aspect windows provide excellent natural light; fitted blinds included. UPVC door to garden with side access.

## First Floor

Bedroom One (11'1" x 10'3") – Front aspect double bedroom with fitted blinds, carpet, radiator, and pendant lighting. Bed and unit available to remain.

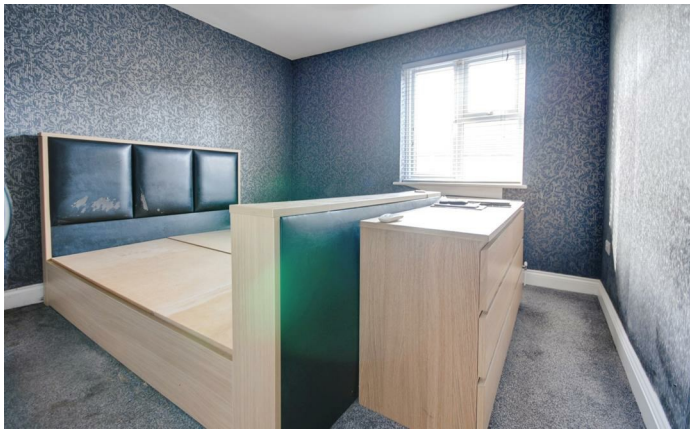
Bedroom Two (11'1" x 10'3") – Rear aspect double bedroom with fitted blinds, carpet, radiator, and divan bed (optional). Direct access to ensuite bathroom.

Bathroom (10'3" x 6'10") – Modern, fully tiled in black-and-white metro style. Walk-in double shower with glass doors, vanity sink, WC, mirror, heated towel rail, and radiator.

## Outside

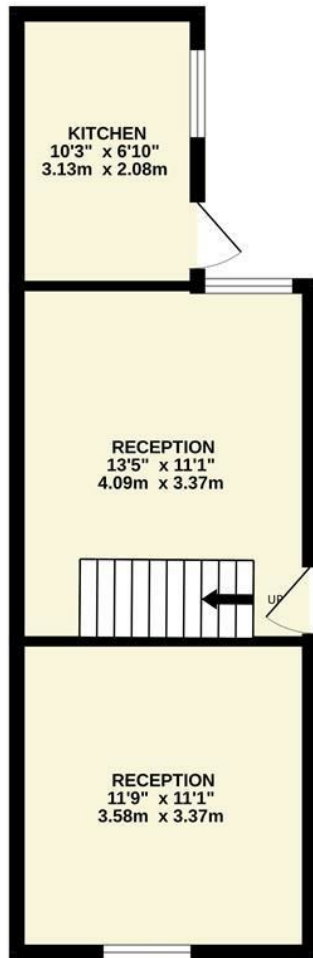
The rear garden is mainly laid to patio and leads to a brick-built garden room with plumbing and electrics —a versatile, secure space currently used as both storage and utility room with washing machine and freezer.





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

GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.2 sq.m.) approx.

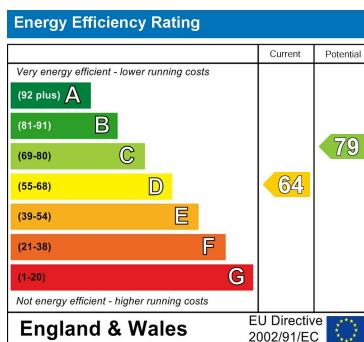
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band

**D**

Energy Performance Graph



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