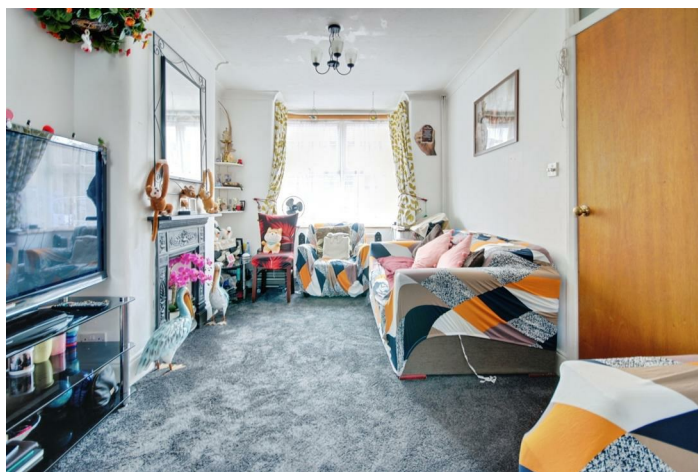


FREEHOLD



House - Terraced (EPC Rating: D)

**BENSKIN ROAD, WATFORD, WD18
0HW**

Offers In Excess Of

£400,000

2 Bedroom House - Terraced located in Watford

Benskin Road is a beautifully presented two bedroom terraced home situated in a popular residential road, a short distance to the Metropolitan Line, within walking distance to the town centre, Cassiobury Park and outstanding local schools. The perfect purchase for the first-time buyers or small family.

Full Description

The property has been beautifully updated throughout by the current owners and an internal inspection is highly recommended.

Enter into a welcoming hallway with doors to the through reception room and stairwell to the first floor. The front aspect is currently set as a living room with bay window plus a feature fireplace, carpet to floor, powerpoints, pendant lighting, coving to ceiling and radiator. To the rear with window to aspect, alcoves, a little understairs storage, carpet to floor, powerpoints, pendant lighting and coving to ceiling. Door leading to kitchen.

The fitted kitchen comprising of red gloss wall and base units, roll top work surfaces with integrated gas stainless steel hob, extraction hood and underbuilt oven, full size sink with mixer tap and drainer, integrated appliances, space and plumbing for full sized fridge freezer, splashback and stylish polished porcelain large tiles to floor. Door leading to the rear garden.

On the first floor there are two double bedrooms with period fireplaces, double glazed windows, carpet to floor power points and pendant lighting.

The second bedroom is also of good size, with carpet to floor, pendant lighting and window to rear aspect.

The separate bathroom with modern white suite comprising a panel enclosed bath low level w.c. wash hand basin, heated towel rail, underfloor heating and fully tiled walls.

Outside the lovely garden with paved patio then laid to an area of lawn with planted mature borders and enclosed by panel fencing. New guttering and the flashings have recently been replaced.

Outside, the lovely garden provides a peaceful retreat, ideal for relaxing, gardening, or enjoying summer evenings with family and friends.

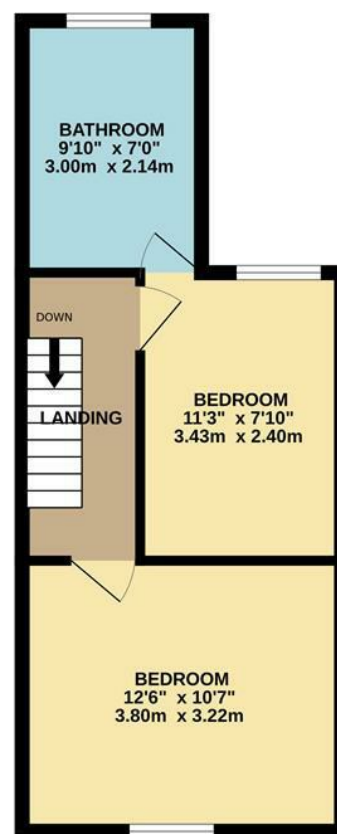
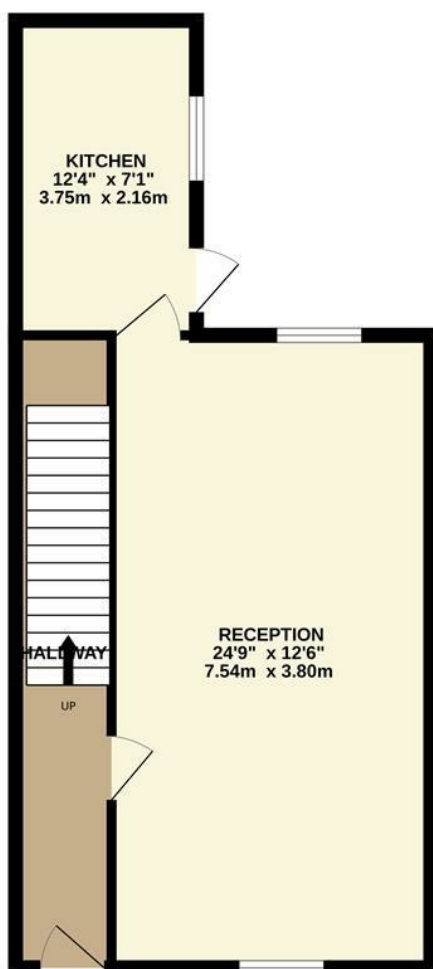
With its stylish interiors, functional layout, and inviting outdoor space, this delightful home is ready to move into and enjoy.

The vendor has provided us with this information and we have seen no documented evidence to support; on purchase these details must be verified by your solicitor.



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

1ST FLOOR
342 sq.ft. (31.7 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.

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92-plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		62	87
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

01923 220012

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the

