

FREEHOLD



House - Terraced (EPC Rating: D)

**FEARNLEY STREET, WATFORD, WD18  
0RD**

Guide Price

**£379,950**



# 2 Bedroom House - Terraced located in Watford

Chain-free two-bedroom terrace in a sought-after residential area of Watford, offering excellent potential. Features large through reception room, fitted kitchen with utility area, and a generous rear garden. Close to local amenities, schools, excellent rail and transport links, and short walk to the town centre.

## Full Description

Fearnley Street, Watford, WD18 0RD

Freehold | Two Bedrooms | Large Through Reception Room | No Upper Chain

Offered with no upper chain, this two-bedroom mid-terrace property is located in a popular and established residential area, within easy reach of local amenities, schools and transport links.

The ground floor reception comprises of both original fireplaces, laminate flooring, with stairs to the first floor and access to the fitted kitchen, which includes a range of units, work surfaces and space for white goods / appliances, quality quartz surfaces, metro tile splashback. Space for full sized fridge-freezer, washing machine and freestanding gas cooker. Understairs is a useful storage / utility room.

Upstairs, there are two independently accessed bedrooms and a spacious, well-appointed bathroom comprising a WC, panel-enclosed bath with glass shower screen and overhead shower, heated towel radiator, large vanity basin, and a useful storage and dressing unit. The bathroom is fully tiled from floor to ceiling. Ideally all rooms on this level are conveniently accessed from off landing.

Outside, the property benefits from a larger-than-average rear garden with patio and lawn

area enclosed by fencing.

Featuring gas central heating, double glazing, and on-street parking permits for two cars plus visitors.

Council Tax: Watford Borough Council C  
EPC rating D expires 2028  
Freehold

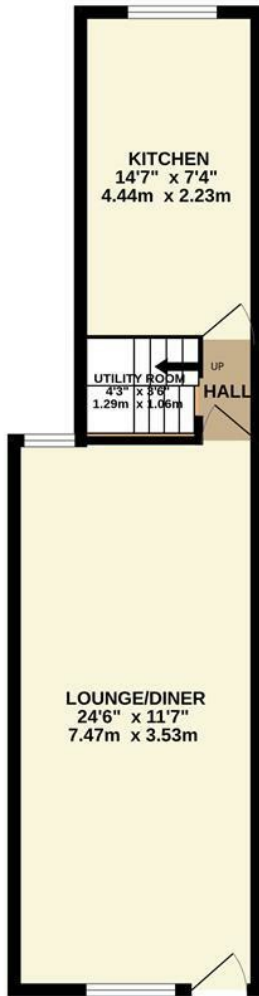
The vendor has provided us with this information and we have seen no documented evidence to support this.



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

GROUND FLOOR

1ST FLOOR

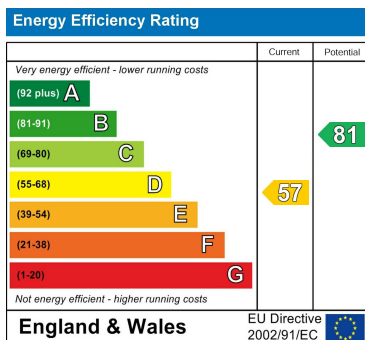


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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