

FREEHOLD



House - Terraced (EPC Rating: D)

REGENT STREET, WATFORD, WD24
5AU

£399,950

WARREN
ANTHONY



2 Bedroom House - Terraced located in Watford

A beautifully presented two-bedroom terraced home set North Watford, close to Watford Junction.

Located in the WD24 postcode area of Watford, this larger than average mid terrace two bedroom with flying freehold is ideally situated near to St Albans Road with abundance of independent shops and convenient access to local transport and train routes into London. Offered for sale in excellent condition.

Entrance & Lobby

Approaching a through a small private garden to front door.

Living Room (10'6" × 10'6")

The living room opens with front aspect sash windows.

Dining Room (12'11" × 10'6")

Flowing seamlessly from the living area with plenty of room for dining with window overlooking the garden and door to the kitchen.

Kitchen (6'4" × 6'4")

Fitted with a range of wall and base unit. Stainless steel sink unit with mixer tap. Hob with extractor fan over. Eye level double oven. Integrated fridge freezer, dishwasher and microwave. Two double glazed windows with side aspect.

Shower Room (6'4" × 4'9")

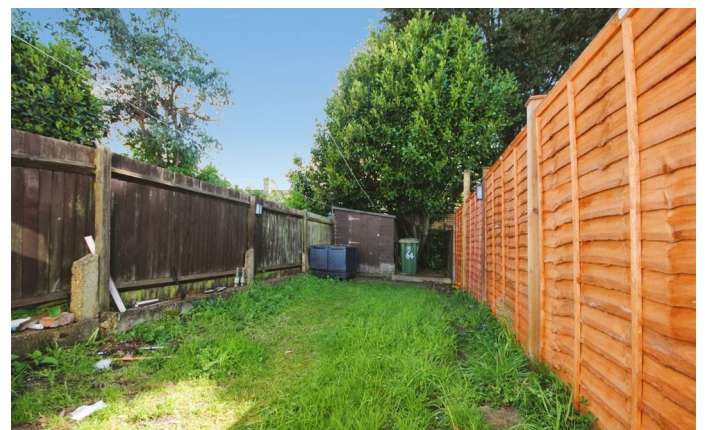
Just off the lobby, leading to the ground-floor shower room and WC with sink .

First Floor

Bedrooms - Bedroom 1 (10'6" × 10'6") and Bedroom 2 (10'6" × 10'4") - The property offers two generous double bedrooms and a spacious single bedroom.

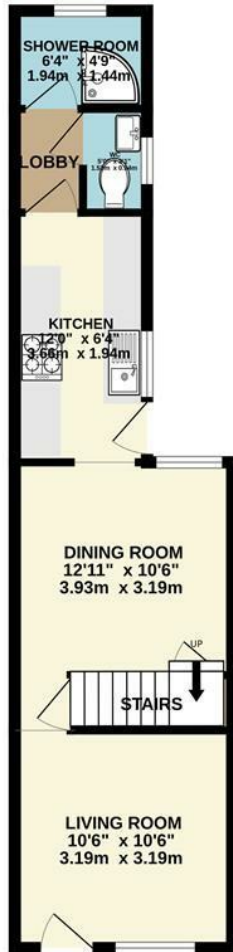
Garden: The low maintenance garden provides a charming outdoor space that is easy to care for, offering a delightful area to relax and enjoy.

The property is tastefully decorated throughout, providing a warm and inviting atmosphere with double glazing and gas central heating.

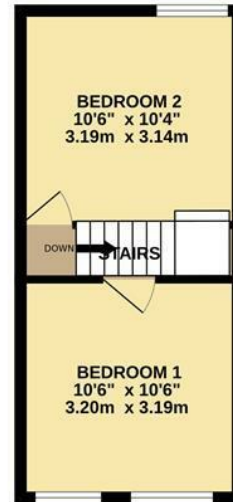


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GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
245 sq.ft. (22.9 sq.m.) approx.



REGENT STREET

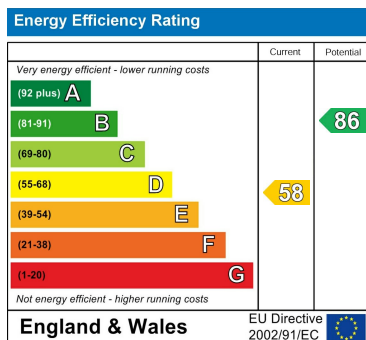
TOTAL FLOOR AREA : 628 sq.ft. (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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