

FREEHOLD



Not specified (EPC Rating: E)

DELL ROAD, WATFORD, WD24 6PA

£565,000

# 3 Bedroom Not specified located in Watford

Chain-free freehold home on Dell Road with parking for three cars and an attached garage.

Spacious ground floor including an 18'3" reception room, open kitchen/diner, large utility area and integrated garage. Three bedrooms, a modern shower room and a 50 ft rear garden with patio, lawn and storage.

A chain-free freehold property located on Dell Road, offering off-street parking for three cars and access to the entrance and garage.

The ground floor is entered via an entrance hall with stairs to the first floor and a useful storage cupboard beneath.

The main reception room measures 18'3" × 11'1" (5.57m × 3.37m) and includes a front-facing window, fireplace, carpeted flooring, pendant lighting, radiator and coving. To the rear, the kitchen has been opened into the dining area, creating a space measuring 18'3" × 13'10" (5.57m × 4.22m), fitted with a range of base and wall units, integrated oven, hob, and space for a fridge-freezer.

This leads through to a large utility area measuring 24'4" × 8'0" (7.43m × 2.44m). Off the utility is a separate WC measuring 4'11" × 3'11" (1.50m × 1.21m), and there is internal access to the garage which measures 18'3" × 8'6" (5.57m × 2.60m).

On the first floor, the landing provides access to three bedrooms.

Bedroom One measures 12'2" × 11'10" (3.71m × 3.60m) with carpeted flooring, front aspect, radiator and pendant lighting.

Bedroom Two measures 13'3" × 10'0" (4.05m × 3.05m), also front-facing, with

space for a double bed and freestanding furniture.

Bedroom Three measures 8'11" × 8'3" (2.73m × 2.52m) with a rear aspect and room for a small double and storage.

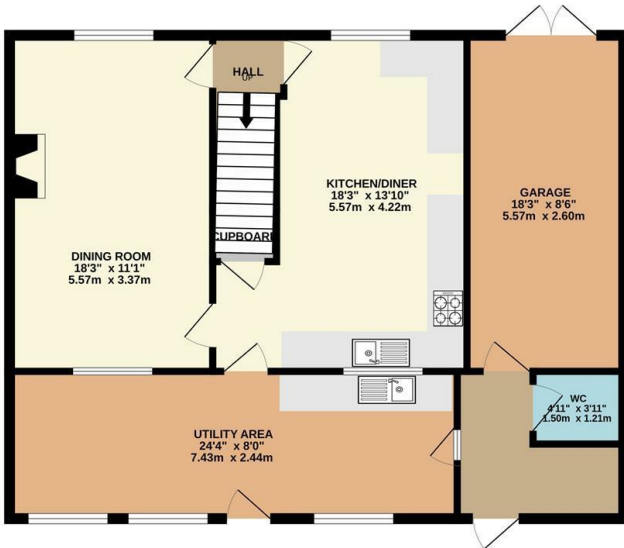
The Family Bathroom measures 6'8" × 6'1" (2.04m × 1.86m) and includes a walk-in shower, sink, WC, radiator and fully tiled walls and floor.

Outside, the rear garden extends to around 50 ft with a wide patio area, lawn and established shrubs, leading to a large double-door shed providing useful storage.

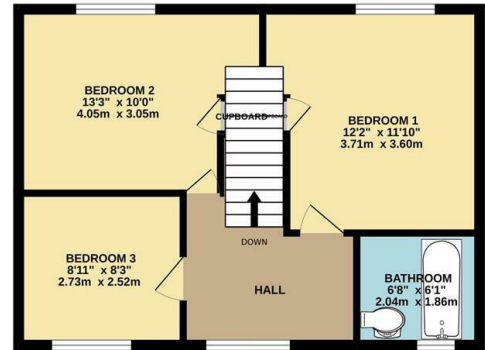


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GROUND FLOOR  
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



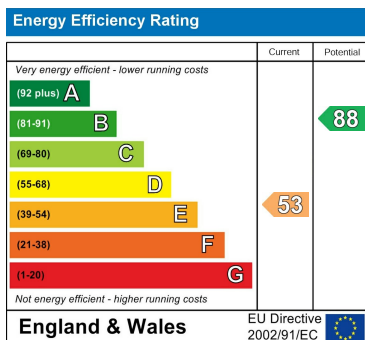
TOTAL FLOOR AREA: 1332 sq.ft. (123.7 sq.m.) approx.

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.  
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