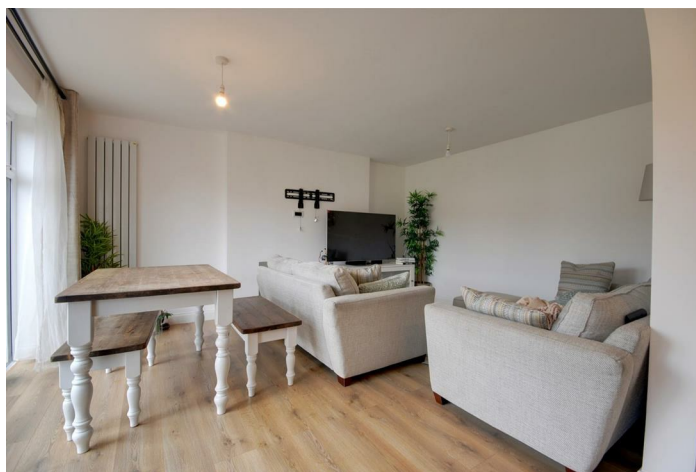


FREEHOLD



House - Terraced (EPC Rating: C)

**CHESHAM WAY, WATFORD, WD18 6NX**

Guide Price

**£450,000**



# 3 Bedroom House - Terraced located in Watford

Our three bedroom family home is situated in a popular residential area with new kitchen, new bathroom and is offered for sale beautifully presented throughout.

## Full Description

Situated in a sought after area, we are delighted to offer to the market a fabulous three bedroom family home. Offering well-proportioned rooms consisting of a spacious hallway, large through reception room, new kitchen, two double bedrooms, one single bedroom, a new family bathroom, and a rear garden with a brick-built shed.

There is a small garden area to the front door. On entering, there is a wider than average hallway with stairs leading to the first floor and doors leading to the kitchen and the large through reception room.

The fitted kitchen has been newly installed with white high gloss fitted base and wall units, worktop surfaces with integrated gas oven and hob, extractor fan, plumbing and space for washing machine and dishwasher and full sized fridge-freezer. Features a window with a front aspect view.

The main reception room offers ample space for both living and dining areas and access to the rear garden via patio doors and upvc door. With column vertical radiator, pendant lighting and wooden floors.

The landing on the first floor has access to all three bedrooms, two double and one single, and the bathroom.

Bathroom: newly installed with L-shaped shower bath. The bathroom is fitted with a white three-piece suite, comprising a bath with a shower over it, wc with concealed cistern, washbasin with built-in vanity unit, and a toilet. Oversized tiles in marble effect to the walls and floors, concealed lighting unit.

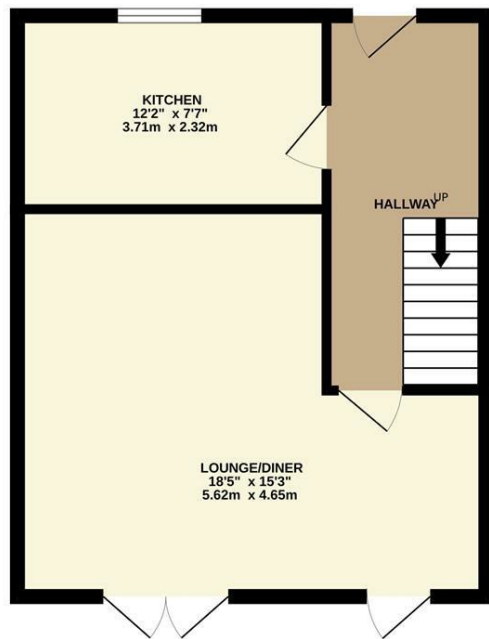
The rear garden comprises of a patio area, lawn and is enclosed by panel fencing. There is a brick outbuilding that could be converted into a home office or utility area. There is also the potential to create end of garden off road parking with access from the service road to the rear.



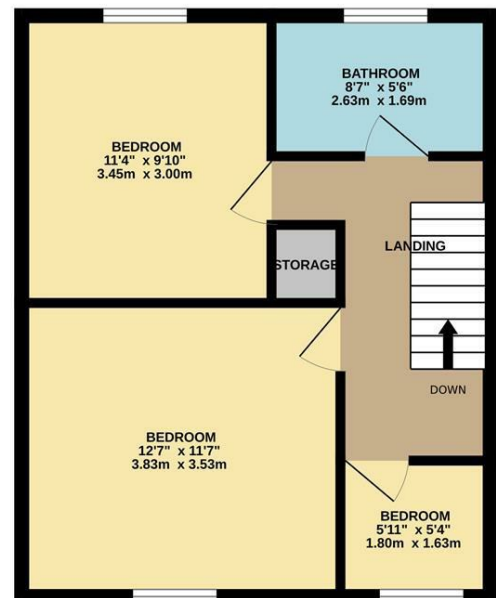


WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



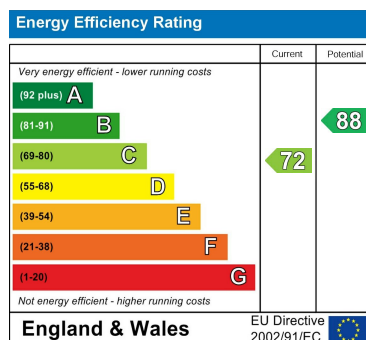
TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.

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

C

Energy Performance Graph



Call us on

01923 220012

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<https://www.warrenanthony.co.uk>

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