

FREEHOLD



House - Terraced (EPC Rating: )

VICARAGE ROAD, WATFORD, WD18  
0DE

Asking Price

£475,000



# 5 Bedroom House - Terraced located in Watford

A VACANT five bedroom licensed HMO consisting of: a self contained studio plus four further double bedrooms with a separate bathroom and kitchen and contained gardens. The HMO licence was renewed September 2023. CHAIN FREE.

## FULL DESCRIPTION

A five bedroom licensed HMO consisting of: a self contained studio plus four further double bedrooms with a separate bathroom and kitchen. A new roof was installed at the end of 2025.

Vicarage Road with direct access to the town centre and West Herts hospital, making this the perfect location for the professional tenant. There is a small but popular shopping precinct a minutes walk away consisting of thriving independent businesses from a hairdressers and beauty salon, a popular café plus other eateries, fishmongers and food grocers plus the site of a local micro-brewery! Direct access to all Watford bus services and 10/15 minutes walk the Lower High St, Metropolitan and Watford Junction Stations.

Entered from the front door which provides ground floor access to Room 1.

### Room 1

With a large bay window overlooking the front aspect and a wash hand basin.

### Room 2

A self-contained studio with sleeping area, fitted kitchen with a range of fitted units at base and eye level integrated electric hob and oven, plumbing and space for automatic washing machine and stainless steel sink unit. There is a shower room with shower cubicle wash and basin and w.c. The studio also has access to its own private garden.

Stairs lead to the first floor with access to:

### Room 3

Overlooking the front aspect with a large window and wash hand basin.

### Kitchen

With a range of fitted units at base and eye level with freestanding cooker and washing machine. The bathroom has a modern suite including a panel enclosed bath, low level w.c and wash hand basin with fully tiled walls.

Stairs lead to the second floor which accommodates:

### Rooms 4 and 5.

Both are doubles with wash hand basins.

### Outside:

To the rear there is access to two small gardens:

(i) One has its own private access from Room 2 (the self-contained studio) and consists of patio and small lawn.

(ii) Behind this, again with its own independent access is a communal courtyard garden currently laid to hardstanding.

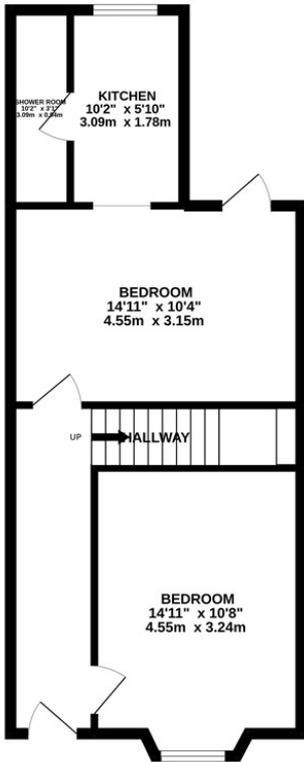
Both gardens are enclosed by recently installed panel fencing.

**\*\* CHAIN FREE \*\***

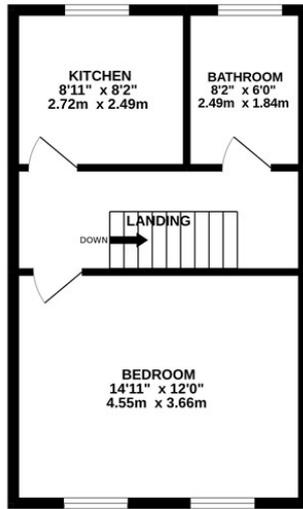


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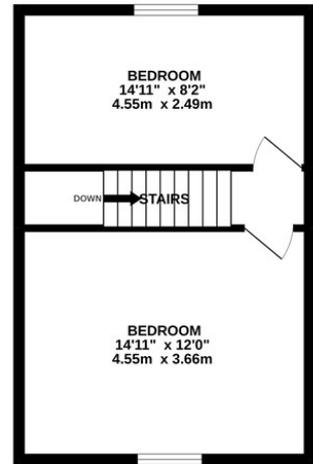
GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 1236 sq.ft. (114.8 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

Energy Performance Graph

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

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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