

FREEHOLD



House - Terraced (EPC Rating: D)

WHIPPENDELL ROAD, WATFORD,
WD18 7PS

£440,000

3 Bedroom House - Terraced located in Watford

A three bedroom Victorian terrace with two reception rooms and long rear garden. Well-proportioned rooms throughout with a practical kitchen and first-floor bathroom. Offered chain-free and within easy reach of the Town Centre, Cassiobury Park and transport links.

Ground Floor

Front Garden & Entrance

Small front garden with lawn and mature shrubs. Storm porch leading into the entrance hall.

Entrance Hall

Access to the front and middle reception rooms with stairs leading to the first floor.

Front Reception Room - Size: 13'9" × 10'0" (4.20m × 3.04m)

A room of typically generous Victorian proportions. Newly fitted carpet, pendant light and a front-facing window.

Second Reception Room - Size: 11'8" × 10'0" (3.55m × 3.04m)

Currently used as a dining room. Newly laid carpet, radiator, pendant light, window to rear aspect and a door through to the kitchen.

Kitchen - Size: 13'6" × 8'2" (4.11m × 2.49m)

A generous kitchen with windows to the side return and rear. UPVC door to the side return. Boiler. Fitted with a range of base and wall units, worktops, integrated oven and hob and space/plumbing for a washing machine, tumble dryer and upright fridge-freezer. Linoleum flooring and pendant lighting.

First Floor

Front Bedroom - Size: 13'4" × 11'9" (4.07m × 3.58m)

A full-width double bedroom with carpet, front-facing window, radiator, power points, and space for a double bed and freestanding furniture.

Middle Bedroom - Size: 11'8" × 7'10" (3.54m ×

2.40m)

Carpeted with a rear-facing window and an ornate fireplace. Space for a small double bed and freestanding furniture. Pendant lighting.

Rear Bedroom - Size: 8'2" × 7'2" (2.49m × 2.17m)

Suitable as a single bedroom or study. Carpeted, radiator, rear-facing window, ornate fireplace and built-in storage.

Bathroom - Size: 5'8" × 5'0" (1.72m × 1.52m)

Window to the side, fitted with a bath, basin and WC.

Outside – Rear Garden

With access from the side alley or the kitchen. Small hardstanding area leading to a long garden mainly laid to lawn with mature planting. The garden extends to over 60 feet.

Permit parking for two cars.

Potential to extend (STPP).

Around a ten-minute walk to the Town Centre, Cassiobury Park, and Watford Metropolitan Station.

On a popular bus route for the Town Centre, Watford Junction, and Rickmansworth.

Close to independent shops, a large Morrisons and other amenities.

Tenure: Freehold.

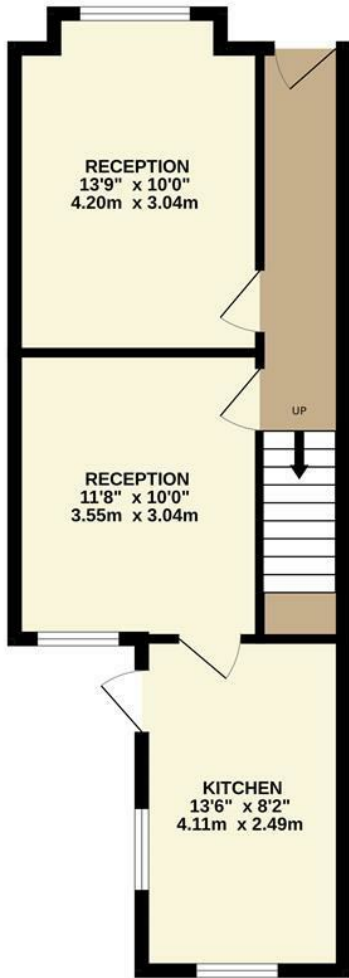
Chain free.

Information provided by the vendor; no documentation has been seen to verify it.

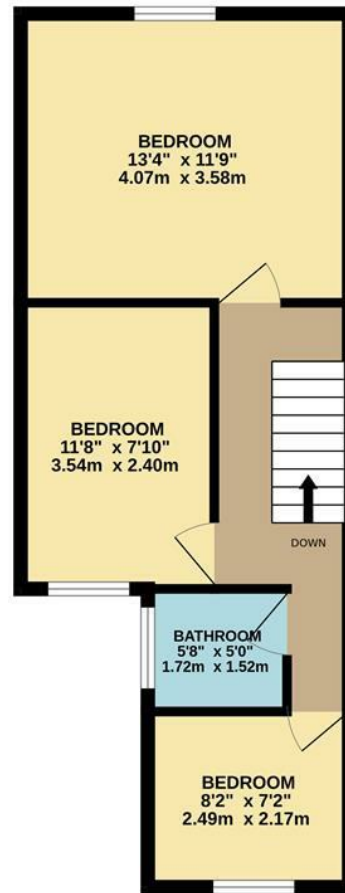


WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 sq.m.) approx.

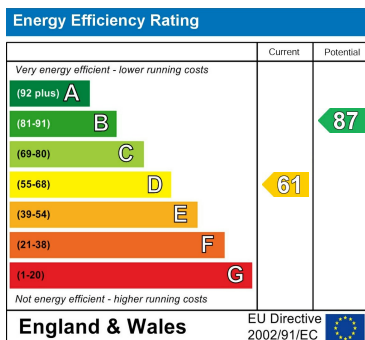
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

D

Energy Performance Graph



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