

FREEHOLD



House - Terraced (EPC Rating: D)

**BANBURY STREET, WATFORD, WD18
0EX**

£395,000

2 Bedroom House - Terraced located in Watford

A two bedroom, two bathroom family home will in a highly sought area. Situated a short distance to the town Centre and Watford General Hospital. An early inspection is highly recommended. FREEHOLD

Full Description

Nestled within a popular Victorian square, Banbury Street is a quiet road yet only a short distance to the hospital, town centre and excellent transport links.

This home is an attractive two bedroom, with a downstairs wc and upstairs family bathroom family home and is offered to the market in good condition.

From the composite front door into an attractive lounge area, with alcove and fireplace plus there is space within the box bay window for storage. With well maintained stripped wood flooring, neutral decoration, powerpoints and plenty of room for furniture and storage.

Pass the stairs into the dining room. This is a lovely open space with fireplace, solid wood flooring and space for dining table, chairs and other furniture.

On entering the attractive galley style kitchen, there is generous range of fitted units at both base and eye level. Window to side aspect and door leading to the garden. Gas hob and undercounter oven, splashback, stainless steel extractor, space for tall fridge freezer stainless steel sink with drainer. This leads to both the utility room and downstairs WC.

To the first floor there are two double

bedrooms one overlooking the front and one to the rear. The rear bedroom has a bathroom with a ensuite comprising a panel enclosed bath with mixer taps and shower attachments, low level w.c and a wash hand basin with vanity unit below.

Outside: To the front of the property, there is a small front garden.

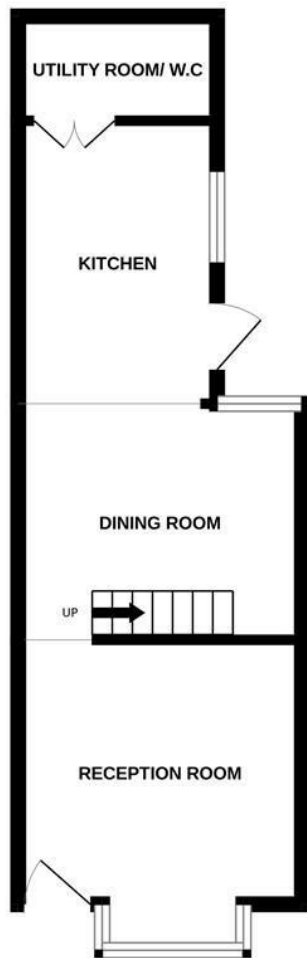
To the rear, there is a small courtyard garden which is an absolute delight. With attractive Cotswold Stone patio, space for seating and entertaining which attracts the sun all day long and is enclosed by timber fencing. Small timber shed.

Council Tax: Watford Borough Council C
EPC rating D expires 2026
Freehold



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GROUND FLOOR



1ST FLOOR

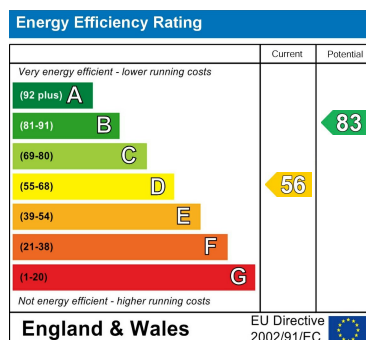


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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