

FREEHOLD



House - Terraced (EPC Rating: D)

BANBURY STREET, WATFORD, WD18  
0EX

£395,000



# 2 Bedroom House - Terraced located in Watford

A superb two bedroom two bathroom mid terrace family home with loft room located in a local conservation area and offered for sale in excellent decorative order.

## FULL DESCRIPTION

A superb two bedroom two bathroom mid terrace family home located in a local conservation area and offered for sale in excellent decorative order with lovely courtyard rear garden.

Entered via the front door to the lounge with large bay window to front aspect, feature fireplace and laminate flooring.. Leading into the dining room with laminate floor, double glazed door to rear garden,, stairs leading up to the first floor, under stairs storage cupboard, radiator and doorway to the kitchen.

The modern kitchen has a range of white gloss fitted units at base and eye level with integrated oven and hob, dishwasher and a single drainer sink unit. Door through into the bathroom via a small utility area with plumbing and space for washing machine and tumble dryer.

The downstairs bathroom is laid out as a shower room with fitted white suite to include a stainless steel and glass shower area, oval pedestal basin with integrated high gloss unit, WC, and a double glazed opaque window to the rear aspect.

Stairs lead to the first floor. On the first floor both the two double bedrooms are accessed off the landing with built-in wardrobes and the

en-suite bathroom accessed via the rear bedroom

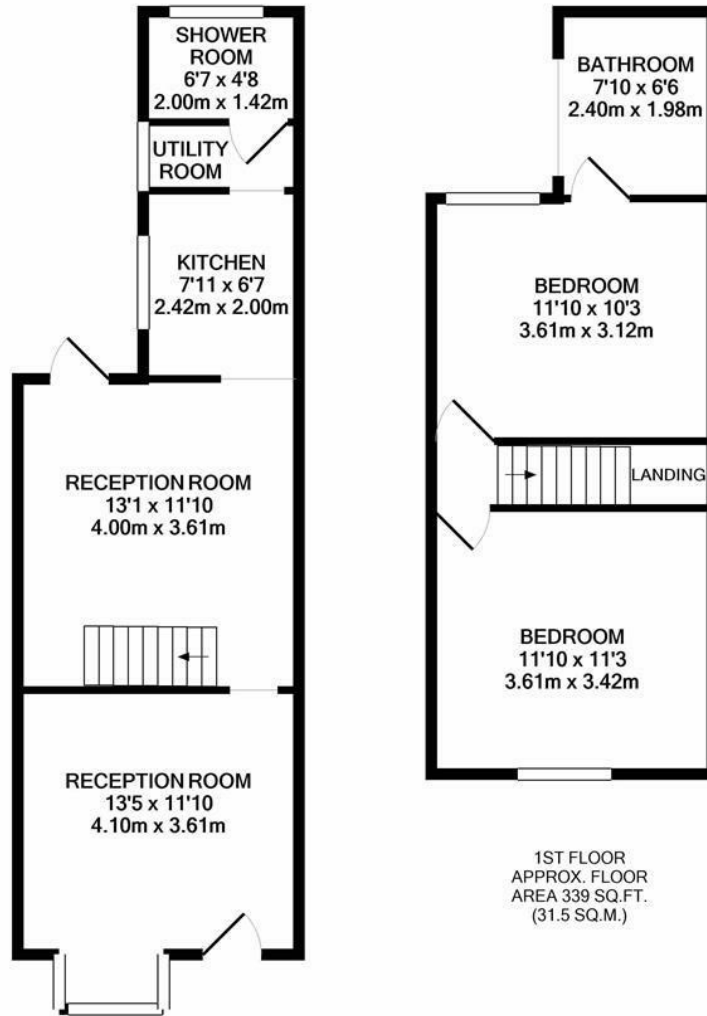
The bathroom is fully tiled with an attractive built in storage system encompassing the low level w.c and wash hand basin with full sized bath with glass shower screen.

Outside is a paved courtyard style garden with room for entertaining and furniture enclosed by panel fencing.





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



GROUND FLOOR  
APPROX. FLOOR  
AREA 399 SQ.FT.  
(37.1 SQ.M.)

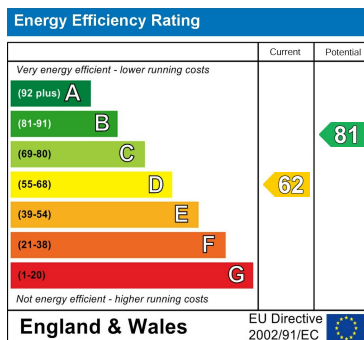
BANBURY STREET  
TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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