

FREEHOLD



House - Terraced (EPC Rating: D)

BRIGHTWELL ROAD, WATFORD, WD18
0SH

£435,000

2 Bedroom House - Terraced located in Watford

A beautifully presented two bedroom family home situated in a popular residential road, a short distance to the Metropolitan Line and within walking distance to the Town Centre, Cassiobury Park and local schools.

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The property has been beautifully updated to an extremely high specification throughout by the current owners and an internal inspection is highly recommended.

Enter into a private antechamber hallway with door to the through reception room and stairwell to the first floor.

The reception is open plan with bay window to front aspect. Good quality wooden laminate floor, powerpoints, pendant lighting, to ceiling and radiator. Understairs cloakroom storage.

The brand new fitted kitchen comprising of pale grey gloss wall and base units with soft touch closure fittings, quartz worksurfaces with integrated glass hob steel hob, extraction hood and eyeline, sink with mixer tap and drainer, attractive white tile splashback, space for dishwasher, space and plumbing for full sized fridge freezer, upvc doors leading to the rear garden and underfloor heating. All integrated appliances are Samsung, Bosch and fully Wi-Fi enabled.

On the first floor there are two double bedrooms both with bespoke built-in

wardrobes, double glazed windows, wooden flooring, lots of powerpoints and pendant lighting.

A real bonus of this home is the large newly installed bathroom with very useful utility area. Comprising of modern white suite, a panel enclosed bath with glass screen with stand up shower, low level w.c. wash hand basin, heated towel rail and fully tiled walls. With lots of storage, base wall units, laundry area finished with wall to wall quartz worktop.

Outside the lovely garden with paved patio then laid to an area of lawn with planted mature borders and enclosed by panel fencing.

Parking permits for two cars.

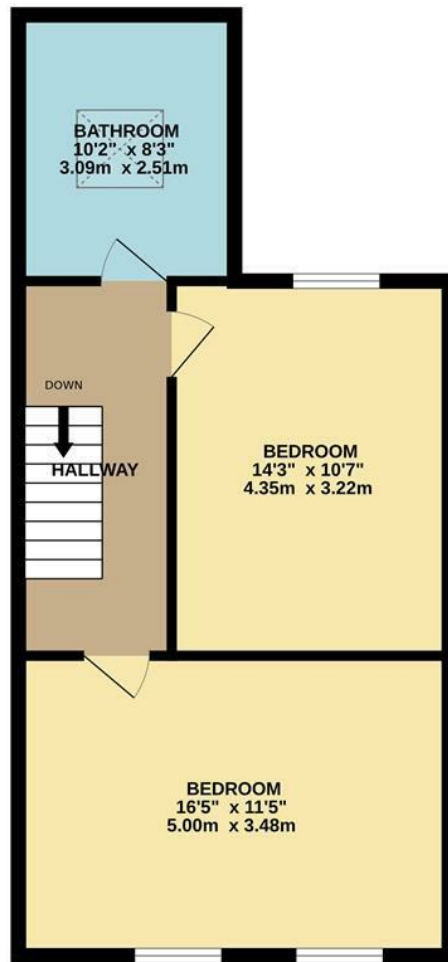
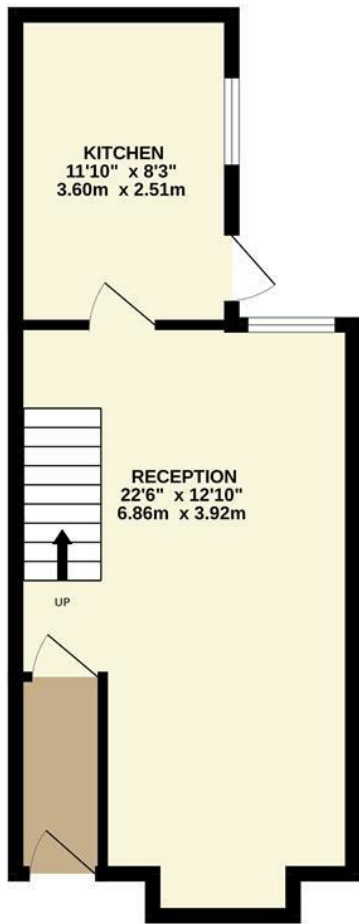
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WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.

1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



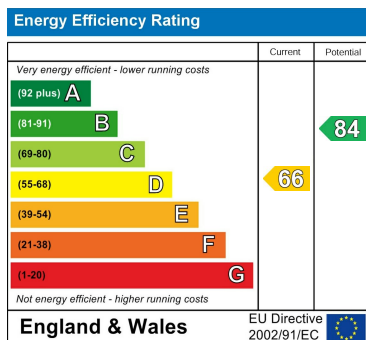
TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

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

D

Energy Performance Graph



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