

FREEHOLD



House - Terraced (EPC Rating: D)

HARWOODS ROAD, WATFORD, WD18  
7RN

£455,000

# 3 Bedroom House - Terraced located in Watford

A very appealing three bedroom mid terraced house that has been subject to renovation throughout. Benefitting from three bedrooms and bathroom all off-landing, a through reception with separate hallway, stunning extended kitchen. Situated in Central Watford close to the hospital, local shops, good schools and to Watford Junction and Watford Metropolitan Station.

## Hallway

On approach via a small front garden, open storm porch to the upvc front door. Entrance hallway leading to the through reception room.

## Through Reception

25'3" x 13'11"

The reception is of excellent size has a double glazed windows to the front aspect and rear, radiator, pendant lighting, powerpoints and good quality carpet to floor.

## Kitchen

22'0" x 9'10"

The impressive kitchen has been extended to 22ft and is comprised of a range of fully integrated wall and base units in a beech finish, ample roll top work surfaces with matching splashback, black composite sink and drainer with mixer tap, integrated oven and hob, space and plumbing for washing machine, space for double fridge freezer, free standing radiator, tiled floor, double glazed windows to the side aspect, door to the rear garden.

## Bedroom 1

14 x 11'3

Window to front aspect, professionally fitted built in wardrobes, pendant lighting, powerpoints, radiator and carpet to floor.

## Bedroom 2

11'4 x 8'10

Window to rear aspect, fitted built in wardrobes, pendant lighting, powerpoints, radiator and carpet to floor.

## Bedroom 3

8'11 x 6'1

Window to rear aspect, pendant lighting, powerpoints, radiator and carpet to floor.

## Bathroom

6'0 x 5'11

An attractive bathroom with oversized porcelain marble effect tiles. Freestanding w.c. and vanity sink with built in storage. Bath with mixer tap and shower and fixed glass screen.

## Rear Garden

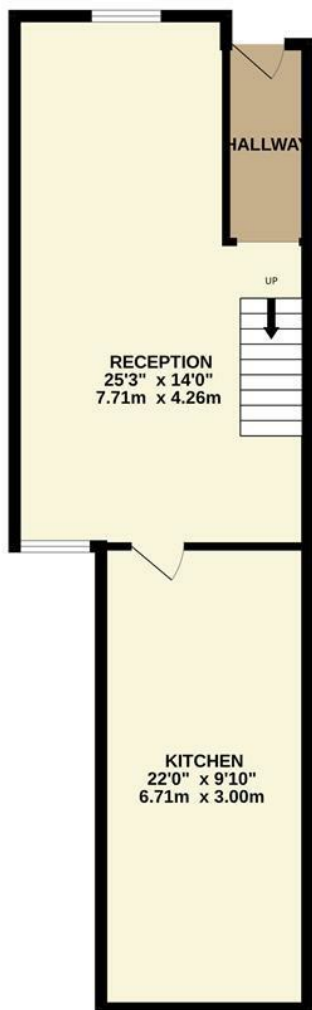
The garden is a true reflection of this beautiful home being an oasis for the garden lover and set up for those summer evening gatherings. The hardstanding comprises of paving and stone, then encompassed by lawn and attractive beds. End of garden shed with gate leading to rear access.





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

GROUND FLOOR  
565 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



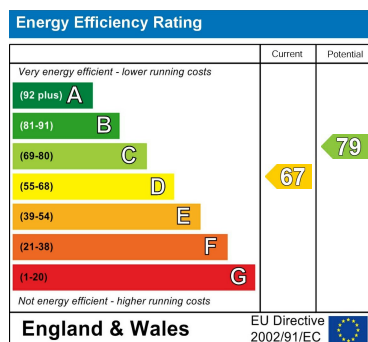
TOTAL FLOOR AREA: 987 sq.ft. (91.7 sq.m.) approx.

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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**01923 220012**

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