



82 Regent Street, Watford, WD24 5AU
Guide Price: £335,000 Freehold

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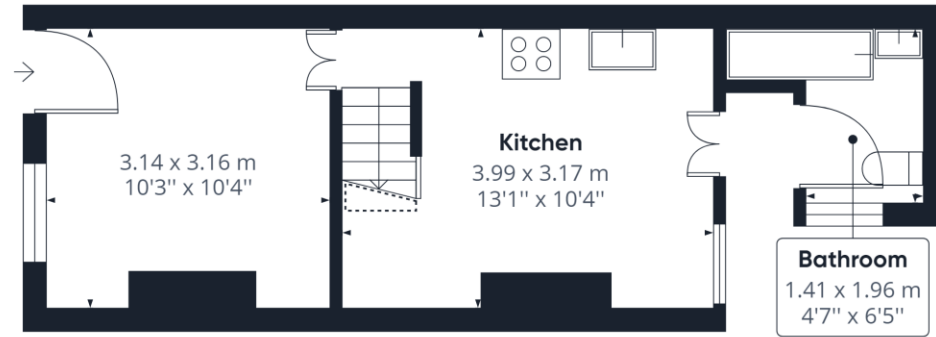
About the property

A two double bedroom end terraced property located in a popular residential road in Watford. The property is offered to the market in need of some modernisation and therefore is an ideal opportunity to put your own stamp on something. On the ground floor you will find a front reception room, kitchen and bathroom. On the first floor are two double bedrooms. There is a rear garden with small patio area and lawn. As an added benefit the property is to be offered with no upper chain.

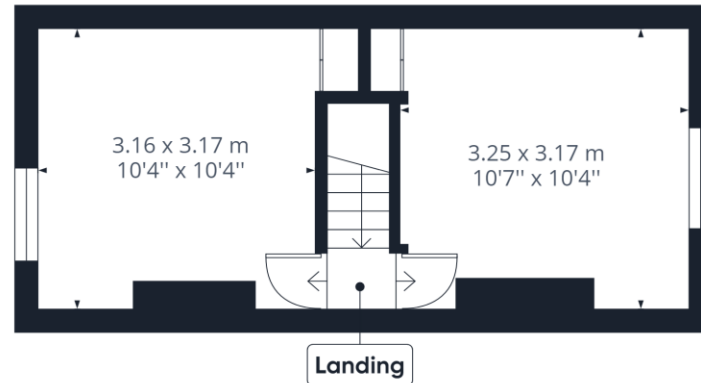
Available to view now.



- Two double bedrooms
- Close to Town Centre
- Minutes' walk to Watford Junction
- Close to local amenities
- Permit parking
- Close to Town Centre



Floor 0



Floor 1

Approximate total area⁽¹⁾

45.70 m²
491.95 ft²

Reduced headroom

0.54 m²
5.77 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Watford Town Centre was redeveloped in 2019 creating extra retail space, large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub. The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre reaches completion, creating further employment opportunities.

Local Authority: Watford Borough Council

Council Tax: C

Approximate floor area: 491.95 sqft

Tenure: Freehold

Nearest Station: Watford Junction, 0.6 miles

Distance to Town Centre: 1.4 miles to Atria, Watford

Nearest Motorway: 3 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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