



19 Meadowbank, Watford, Hertfordshire, WD19 4NP

Guide £880,000 Freehold

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# About the property

A charming four double bedroom detached property which has been very well looked after by the current owner. Located in a quiet residential road this property would suit a young family looking for their forever home. The property briefly comprises of a large living room, family room, modern fitted kitchen and a full width conservatory at the rear which is currently used as the dining room. There is a guests WC on the ground floor.

On the first floor you will find four good sized bedrooms with the primary bedroom benefitting from an ensuite shower room. A family bathroom compliments the first floor. Externally there is driveway parking to the front leading to a garage and to the rear you will find a well kept garden with patio area leading to lawn and pretty borders. Call now to book a viewing.



- Detached house
- Four bedrooms

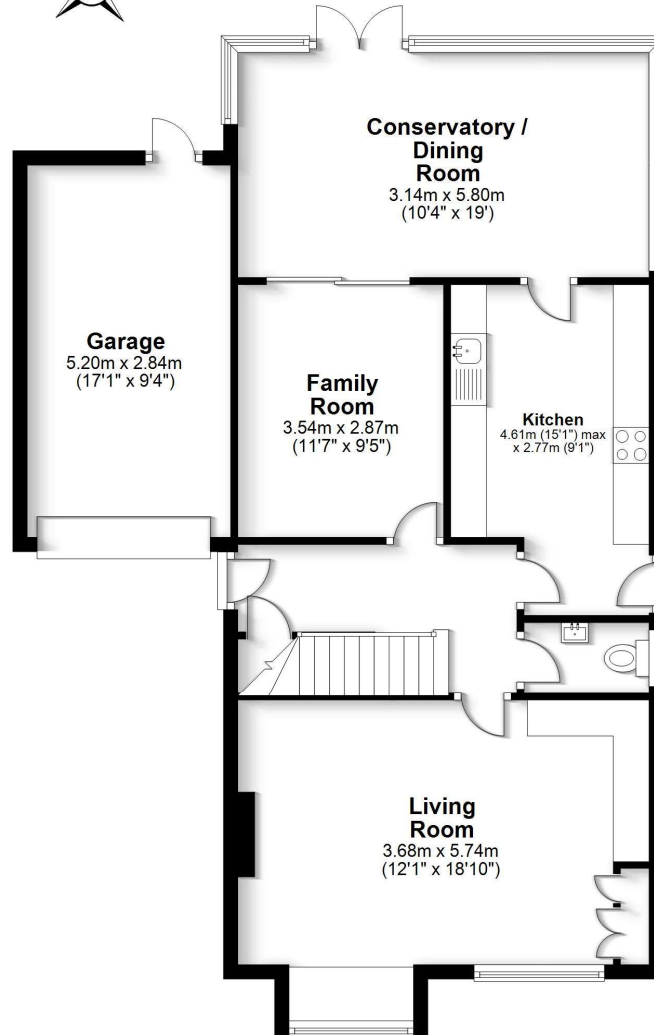
- Two bathrooms
- Garage and parking

- Good condition throughout
- Quiet location



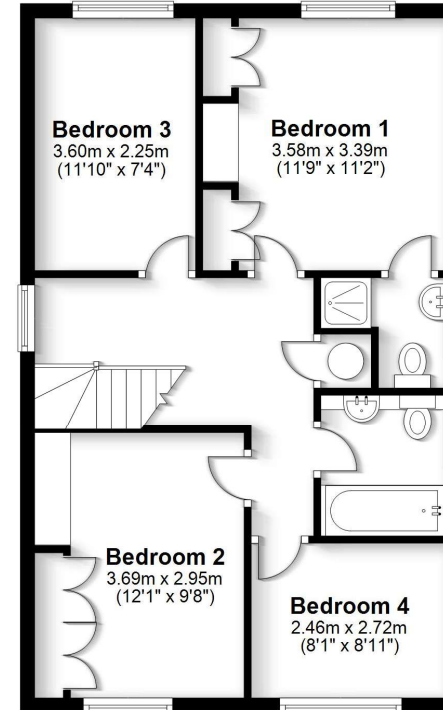
### Ground Floor

Approx. 89.9 sq. metres (967.9 sq. feet)



### First Floor

Approx. 55.7 sq. metres (599.3 sq. feet)



Total area: approx. 145.6 sq. metres (1567.1 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited. Plan produced using PlanUp.

To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



## Area Information

Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a 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 is creating further employment opportunities.

**Local Authority:** Watford Borough Council

**Council Tax:** Band F

**Approximate Floor Area:** 1567sqft

**Nearest Station:** 2.3 miles to Watford Junction

**Distance to Town Centre:** 1.8 miles to Atria Watford

**Nearest Motorway:** 3.4 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	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 and Meridian Mortgages and receive an average referral income of £260.00 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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