



Strangeways, Watford

Offers in Region of **£560,000**

proffitt
& holt





Strangeways

Watford

A wonderful opportunity to acquire this two/three bedroom, detached chalet bungalow in a quiet cul-de-sac location within walking distance of local shops, good schools and amenities.

This fabulous property, which is offered for sale with NO UPPER CHAIN, requires updating throughout and benefits from large private gardens to both the front and rear, ample driveway parking, a single garage and has scope for extension, STPP.

Internally, the accommodation comprises an entrance hall with access to all rooms downstairs and stairs leading to the first floor. There is a good size living room with a conservatory to the rear which overlooks the garden, a separate kitchen, two double bedrooms, a family bathroom and separate WC. On the first floor, there is a large double bedroom with ample eaves storage space.

Externally, there is a paved driveway offering ample off-street parking and access to the garage. Both the front and rear gardens are extensive in size and offer an abundance of bushes and tall trees offering a high degree of privacy.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





Strangeways

Watford

Watford Town Centre provides extensive shopping, transport and entertainment facilities, including the Atria Watford Shopping Centre, The Palace and Pumphouse theatres, Watford Colosseum and numerous restaurants. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London.

- Driveway Parking
- Conservatory
- NO UPPER CHAIN
- Detached Chalet-Style Bungalow
- Scope for Extension, STPP
- Sitting Room
- Large Private Gardens to Front and Rear
- Single Garage
- Large Bedroom on First Floor
- Requires Updating Throughout
- Two/Three Bedrooms
- Kitchen
- Separate WC





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







STRANGEWAYS, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1189.62 SQ FT / 110.52 SQ M. INC. OUTBUILDING

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Proffitt & Holt – Watford

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