

## 2 Sydney Road, Watford

£385,000 Freehold

NO CHAIN • LIVING ROOM • DINING ROOM • RECENTLY FITTED KITCHEN • DOWNSTAIRS BATHROOM • THREE BEDROOMS • REAR GARDEN

TREND &  
THOMAS





A chain free THREE BEDROOM END OF TERRACE HOUSE, situated on a sought-after residential road.

The ground floor offers a spacious living room with a separate dining room. There is a Howdens fitted kitchen, a downstairs bathroom and on the first floor there are three bedrooms. The kitchen and bathroom were both fitted just over a year ago.

The rear garden has a paved patio and an area of lawn leading to a further paved patio area to the back. Permit parking is available on nearby residential roads.

Conveniently located approx. half a mile from Watford Metropolitan Line station and a short drive to Watford Town Centre. Bus routes pass nearby, whilst the area is serviced by local schools and shopping parades. The property is approximately a mile from Cassiobury Park which has a variety of sports activities, attractions for children & a nature reserve.

Council Tax band: C

Tenure: Freehold

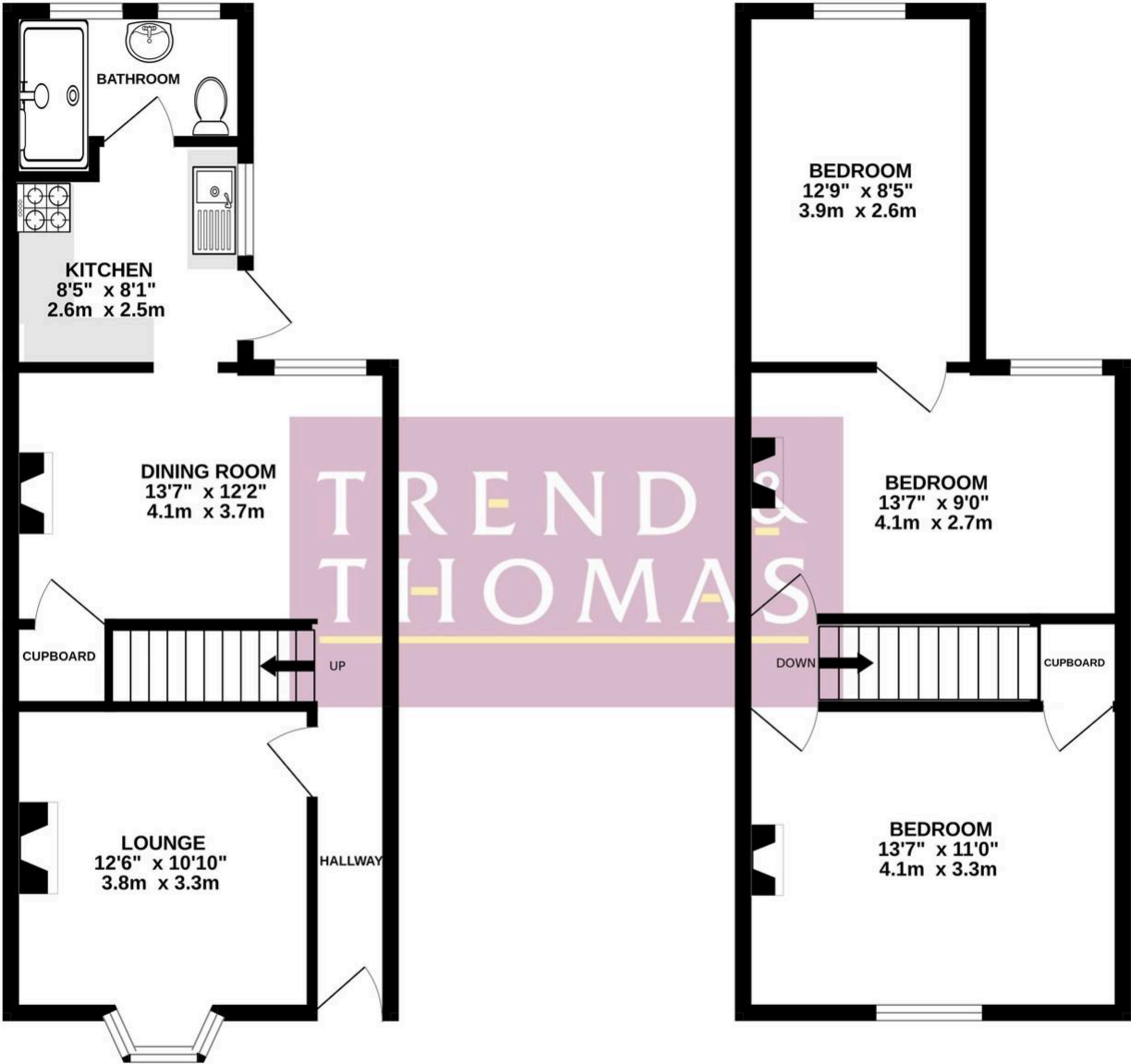
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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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