



34 Holmside Rise, Watford

Guide Price £450,000



 fairfieldestates



34 Holmside Rise

Watford, Watford



A WELL-MAINTAINED THREE-BEDROOM NO-FINES SEMI-DETACHED PROPERTY OFFERING AN EXCELLENT PURCHASE OPPORTUNITY WITH NO UPPER CHAIN!

Fairfields are delighted to present this charming three-bedroom no-fines home, ideally located near outstanding schools, local shops, leisure facilities, and excellent transport links—including Carpenders Park Overground, Northwood and Moor Park Underground stations.

Upon entering the property, you are welcomed into a spacious living room, seamlessly flowing into the kitchen/diner at the rear, which benefits from ample storage space and access to the large rear garden via French Doors.

Upstairs, the first floor boasts three good bedrooms, alongside a bathroom and separate W.C., with additional loft access via a ceiling hatch.

Externally, the home impresses with a large secluded rear garden – perfect for entertaining—featuring a patio area, lawn, mature borders, side access and potential for extension work (S.T.P.P.).

Viewing highly recommended!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

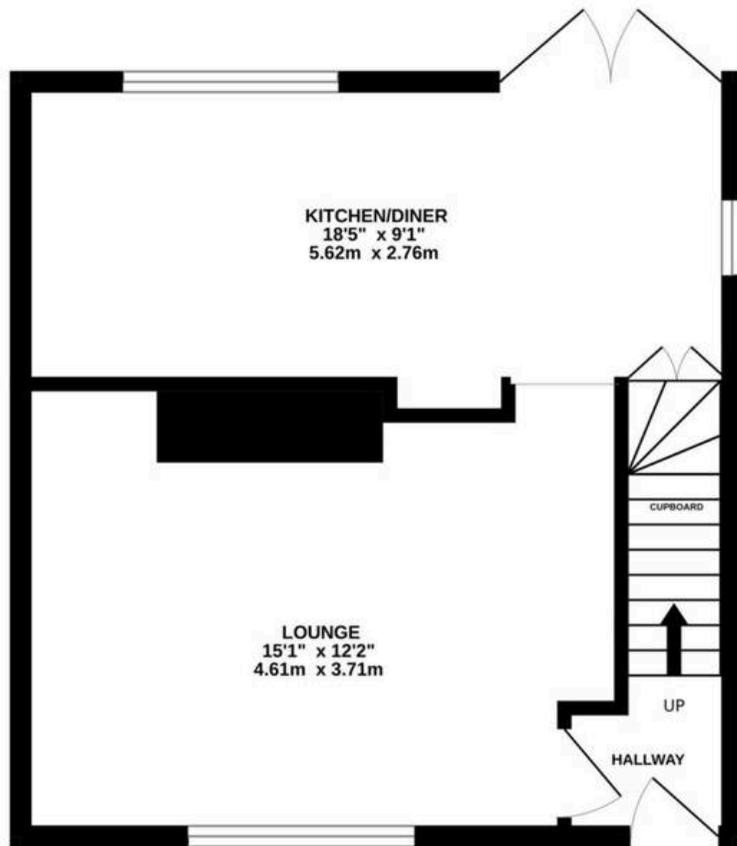




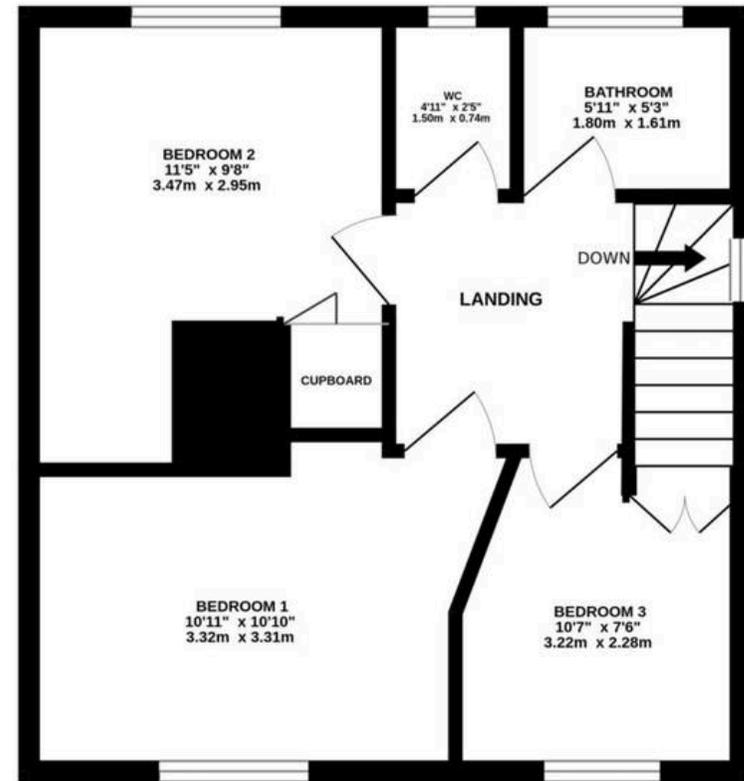




GROUND FLOOR



1ST FLOOR



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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