



£550,000 Freehold

The Chase, Watford, WD18

Charles
Russell
ESTATE AGENTS

Key Features & Description

Three Bedroom Family Home

Through Lounge

Fitted Kitchen

Good Size Bedrooms

Conservatory

Family Bathroom

Separate WC

Rear Garden

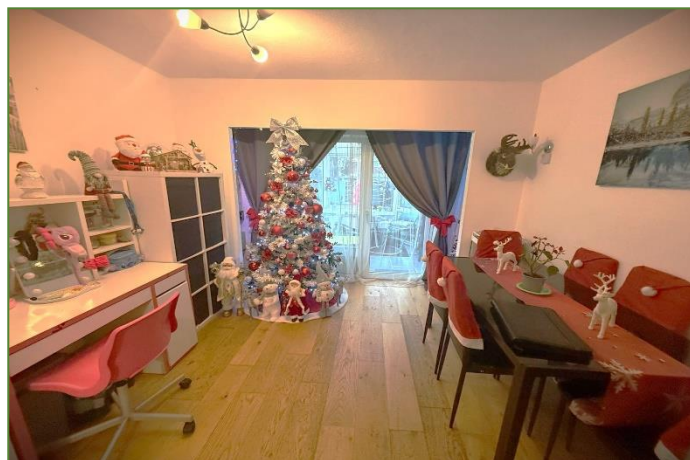
Own Drive Way

Gas Central Heating

Charels Russell Estate Agents pleased to offer to the market is this well-presented three-bedroom family home, situated close to Watford town centre and Boys Grammar School, nestled in a popular location just off Rickmansworth Road. this property offers three good size bedrooms and through lounge leading out to the conservatory and garden. There are 3 bedrooms, bathroom and separate w/c on the first floor.

Additionally, there is well maintained rear garden and conservatory, complemented by own drive to the front. This property enjoys a prime location, just a short stroll away from Watford Metropolitan Line Station, offering convenient access into London. Additionally, it is situated near top-tier schools, Watford Town Centre, and Watford Junction, granting direct connections to London Euston Station. With quick access to major roadways like the M1, M25, and A41, as well as the bustling Atria shopping centre in Watford Town Centre.

Early viewings are highly recommended - contact us





Staircase:

Leading to all the rooms on the first floor

Hallway: 9'51" x 5'9" (2.9m x 1.8m)

Laminated flooring through, magnolia painted walls and white ceiling

Living Room: 24'73" x 10'92" (7.54m x 3.33m)

Laminated flooring, magnolia painted walls and white ceiling throughout, wall mounted radiator, double-glazed window

Kitchen: 10'49" x 5'9" (3.2m x 1.8m)

Fitted kitchen units, gas cooker with oven, Lino flooring, magnolia painted walls and white ceiling throughout.

Bedroom 1: 11'02" x 10'95" (3.36m x 3.34m)

Carpet through out, UPVC double glazed windows, wall mounted radiator, magnolia painted walls white ceiling, fitted cupboards

Bedroom 2: 8'46" x 6'13" (2.58m x 1.87m)

Carpet through out, UPVC double glazed windows, wall mounted radiator, magnolia painted walls white ceiling, fitted cupboards

Bedroom 3: 13'12" x 9'77" (4m x 2.98m)

Carpet through out, UPVC double glazed windows, wall mounted radiator, magnolia painted walls white ceiling, fitted cupboards

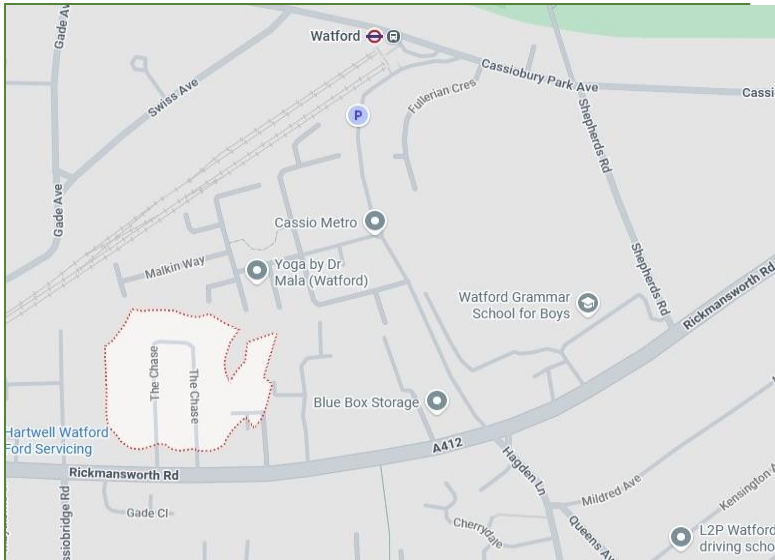
Bathroom:

Tiled walls and floor, bathtub, WC and radiator. white painted ceiling.

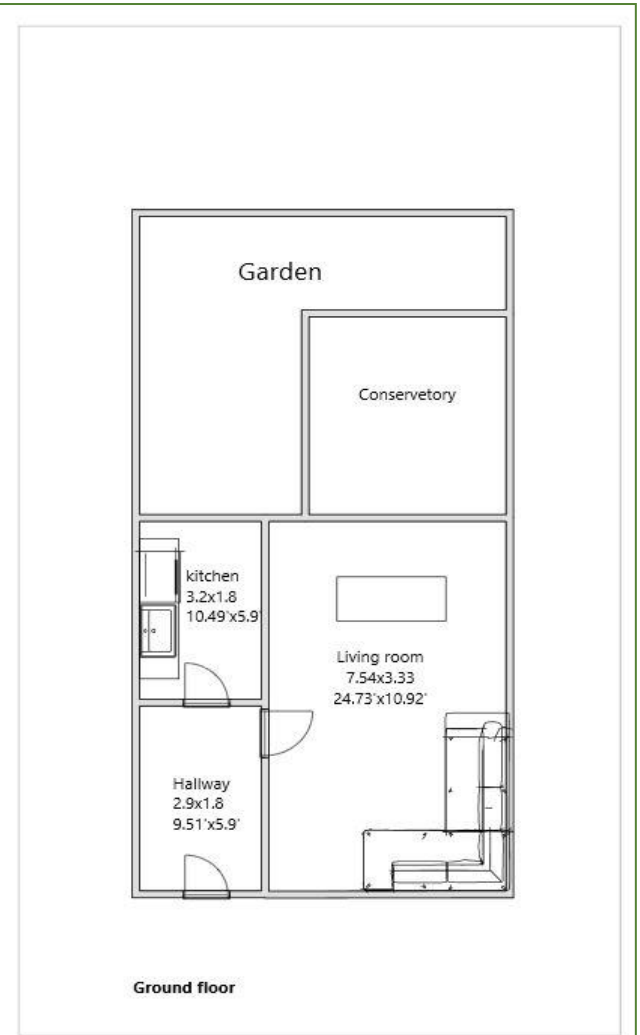
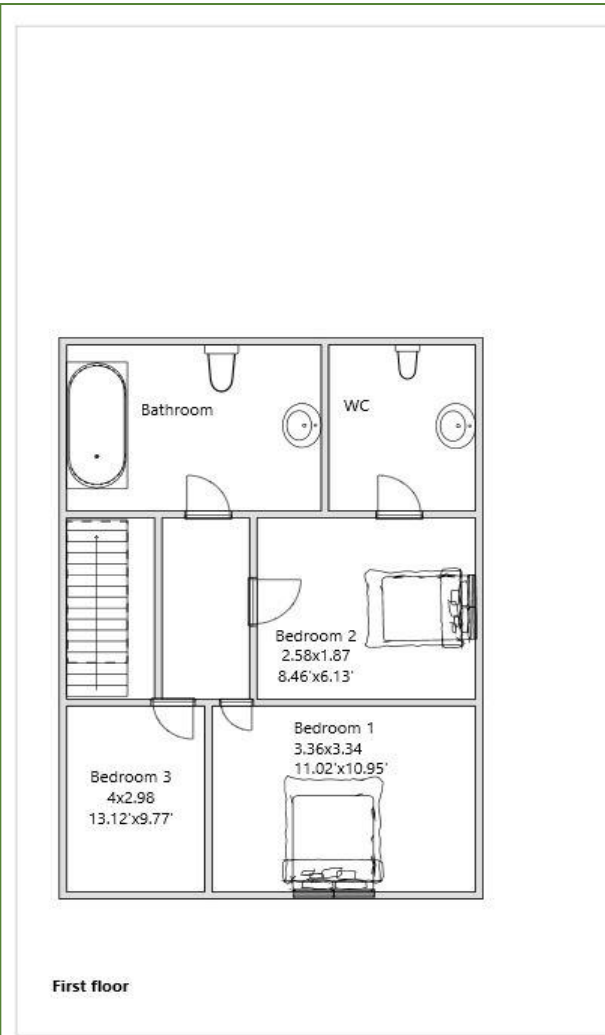
WC:

Tiled walls and floor, WC and radiator. white painted ceiling.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



We have prepared this property particulars as a general guide to a broad description of the property. We have not carried out a structural survey and the specific fittings have not been tested. All pictures, measurements and floor plans are given as a guide only.

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