



Guide Price £540,000

63 Greenbank Road, Watford, WD17 4FJ



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



- Sought After Location
- Close To Major Road Links
- Semi Detached
- Three Bedrooms
- Garage
- Off Street Parking
- Garden
- Room For Further Expansion

Situated in a quiet and sought after residential road this three bedroom semi detached home with scope for further expansion (Subject to Planning) is perfect for the growing family.

The property begins with a welcoming entrance hallway, there is a generous sized sitting room and dining area with views and access to the rear garden ideal for hosting. A well lit and fully functional fitted kitchen with eye and base level units comes well presented with a modern feel. To complete the ground floor there is a downstairs WC located in the hallway.



To the first floor, there are two double bedrooms one of which overlooks the well maintained garden and the other the front aspect of the home. The last bedroom is a perfect sized room for children or could be utilised as office space. A fully functional family bathroom completes the first floor.

Outside, the front of the property boasts off street parking for up to two vehicles and front lawn, to the rear there is a well maintained garden that come laid to lawn along with a patio area ideal for those summer months. To complete the outside a garage own drive comes with the home offering ample storage space.

Viewings strictly by appointment through Carter Hayward on 01923 682888.



Greenbank Road WD17

Approximate Gross Internal Floor Area = 104.6 sq m / 1126 sq ft

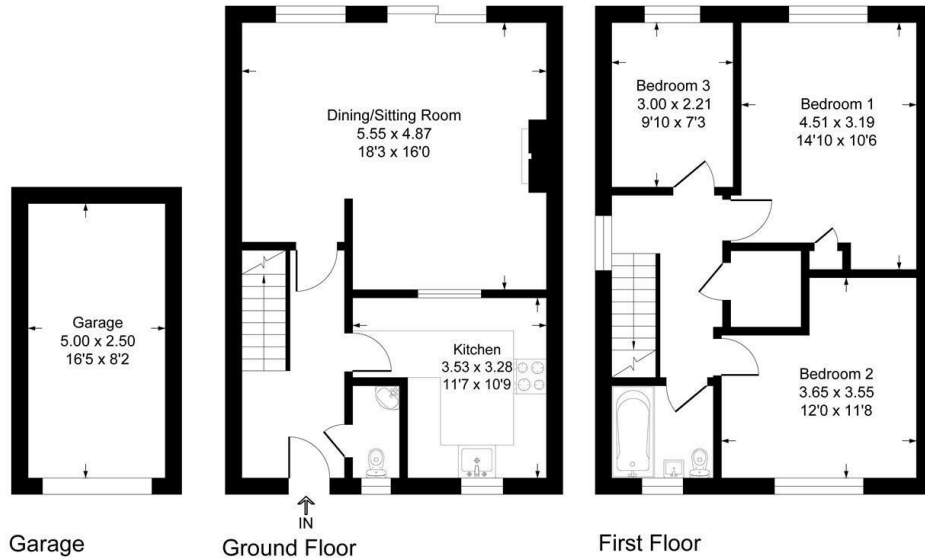


Illustration for identification purposes only, measurements are approximate, not to scale.



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS

www.carterhayward.co.uk

119 Oakwood Road, Bricket Wood, St Albans, Hertfordshire, AL2 3QB

01923 682 888

sales@carterhayward.co.uk

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

