



23 CHICHESTER WAY, WATFORD, WD25 9TY

GUIDE PRICE £475,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS

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Situated on Chichester Way, Watford, this charming mid-terraced house presents an excellent opportunity for first-time buyers and small families alike with the added benefit to a possible loft conversion STPP. Spanning an impressive 808 square feet, the property boasts a well-designed layout that maximises both space and light.

Upon entering, you are welcomed into a generously sized lounge, bathed in natural light, creating a warm and inviting atmosphere. The modern kitchen, equipped with integrated appliances, offers ample dining space and seamlessly flows into a delightful conservatory. This bright area overlooks the rear garden, providing a perfect spot for relaxation or entertaining guests.

The first floor features three comfortable bedrooms, ideal for family living, along with a well-appointed family bathroom that caters to all your needs. Outside, the rear garden is thoughtfully designed with artificial lawn, patio area and a charming pergola, making it a low-maintenance oasis. Additionally, a convenient storage room enhances the practicality of the outdoor space.

Parking is a breeze with off-street parking available for up to two vehicles, complemented by a detached garage located at the rear of the property.

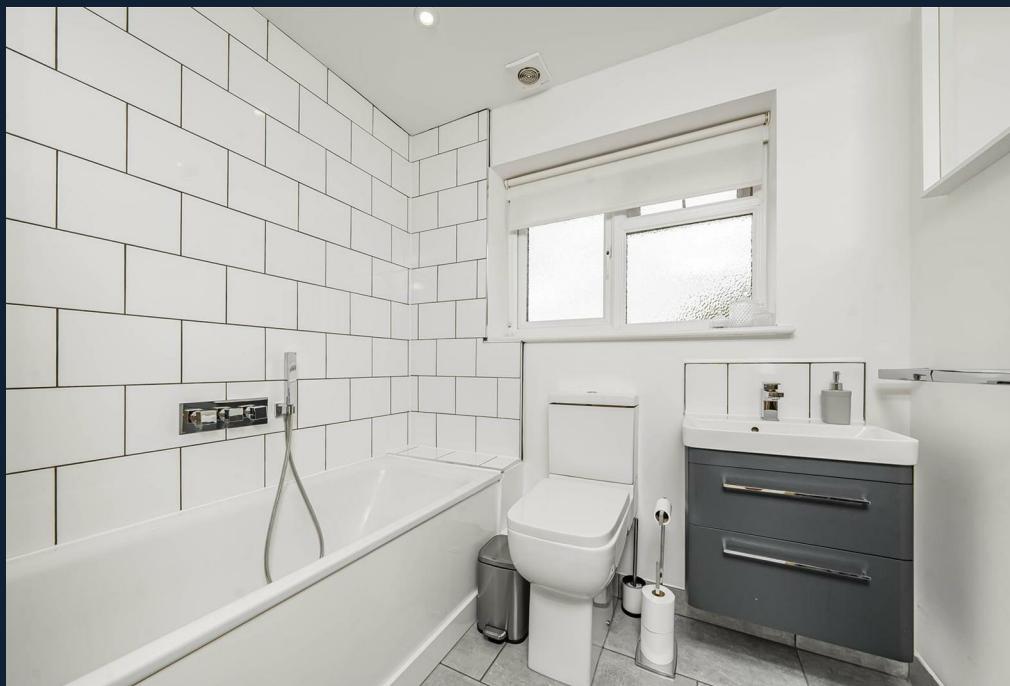
This home is ideally situated close to local amenities, excellent road links, and highly regarded schools, making it a prime location for families. With its appealing features and convenient location, this property is not to be missed.





- Popular & Convenient Location
- 0.9 Miles to Garston Train Station
- Well Presented Mid Terraced Home
 - Ideal For First Time Buyers
 - Three Bedrooms
 - Conservatory
- Off Street Parking & Garage
- Close Proximity to Local Amenities & Highly Regarded Schools
 - Council Tax Band D







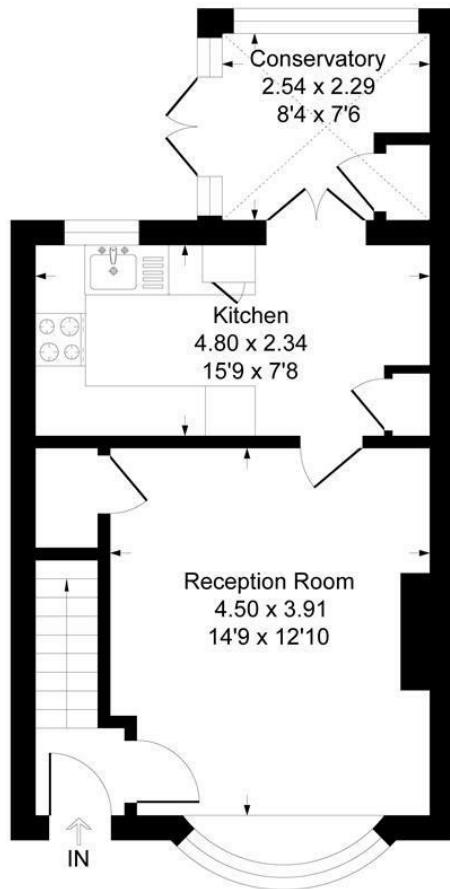
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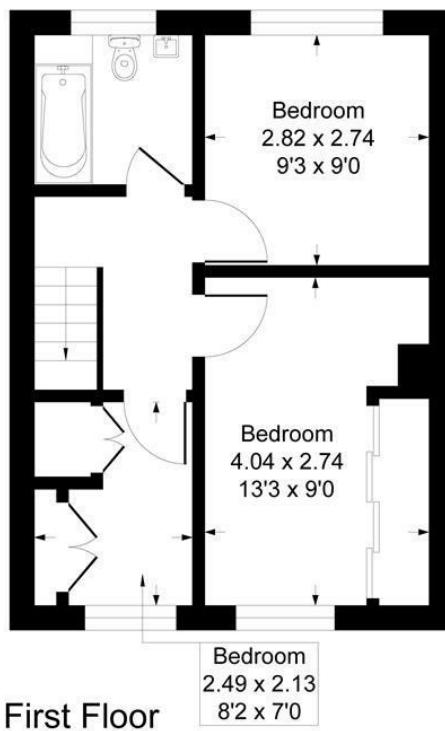
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Approximate Gross Internal Floor Area = 75.0 sq m / 808 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

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

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