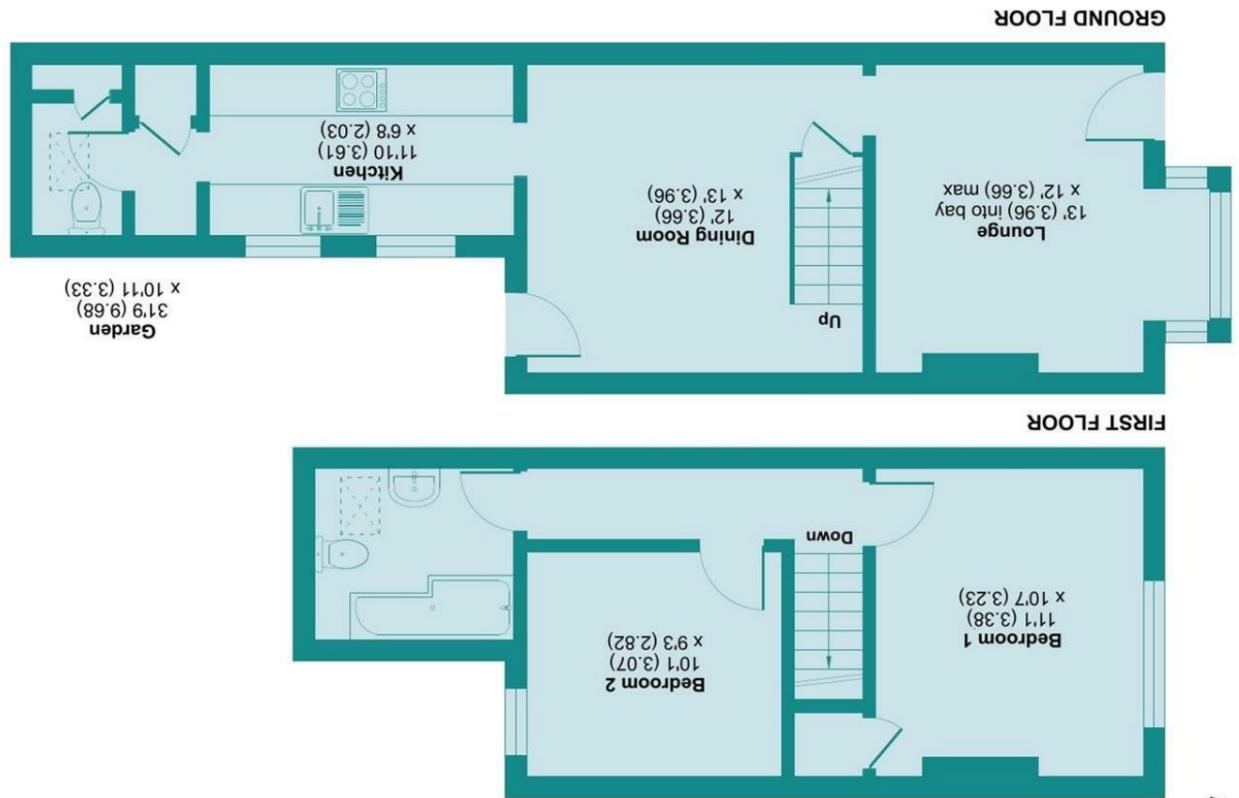


**RICS Certified Property Measurement**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhdcom 2022. REF: 985626



**Southern Street, Watford, WD18 0EU**  
Approximate Area = 774 sq ft / 71.9 sq m  
For identification only - Not to scale

**LOCAL AUTHORITY**  
Watford Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
C

**VIEWS**  
By prior appointment only

Energy Efficiency Rating	
Current Rating	Potential Rating
84	84
Energy Efficiency Rating Legend: A (95-100) Green B (81-94) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-38) Red G (1-20) Dark Red	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**GUIDE PRICE**  
**£425,000**  
**SOULDERN STREET**  
WATFORD, WD18 0EU

## PROPERTY SUMMARY

Sold with no onward chain this stunning terraced house located in a sought after Victorian square has been meticulously refurbished to an exceptional standard. The property boasts numerous upgrades, including a new boiler, a new roof, and water-fed underfloor heating throughout. Upon entering, you are greeted by a stylish front aspect reception room leading to the separate dining room, which conveniently opens onto a delightful garden, perfect for enjoying al fresco dining. The contemporary fully integrated kitchen is designed to meet the needs of modern living, and is complemented by a separate utility area and a convenient downstairs wc. As you ascend to the first floor, you will discover two double bedrooms both off landing. The modern bathroom is fully tiled and stylishly appointed. Its prime location offers easy access to local amenities, including Watford General Hospital, Vicarage Road Football Stadium and is a short walk to Watford town centre and Watford High Street station.

2



1



2

