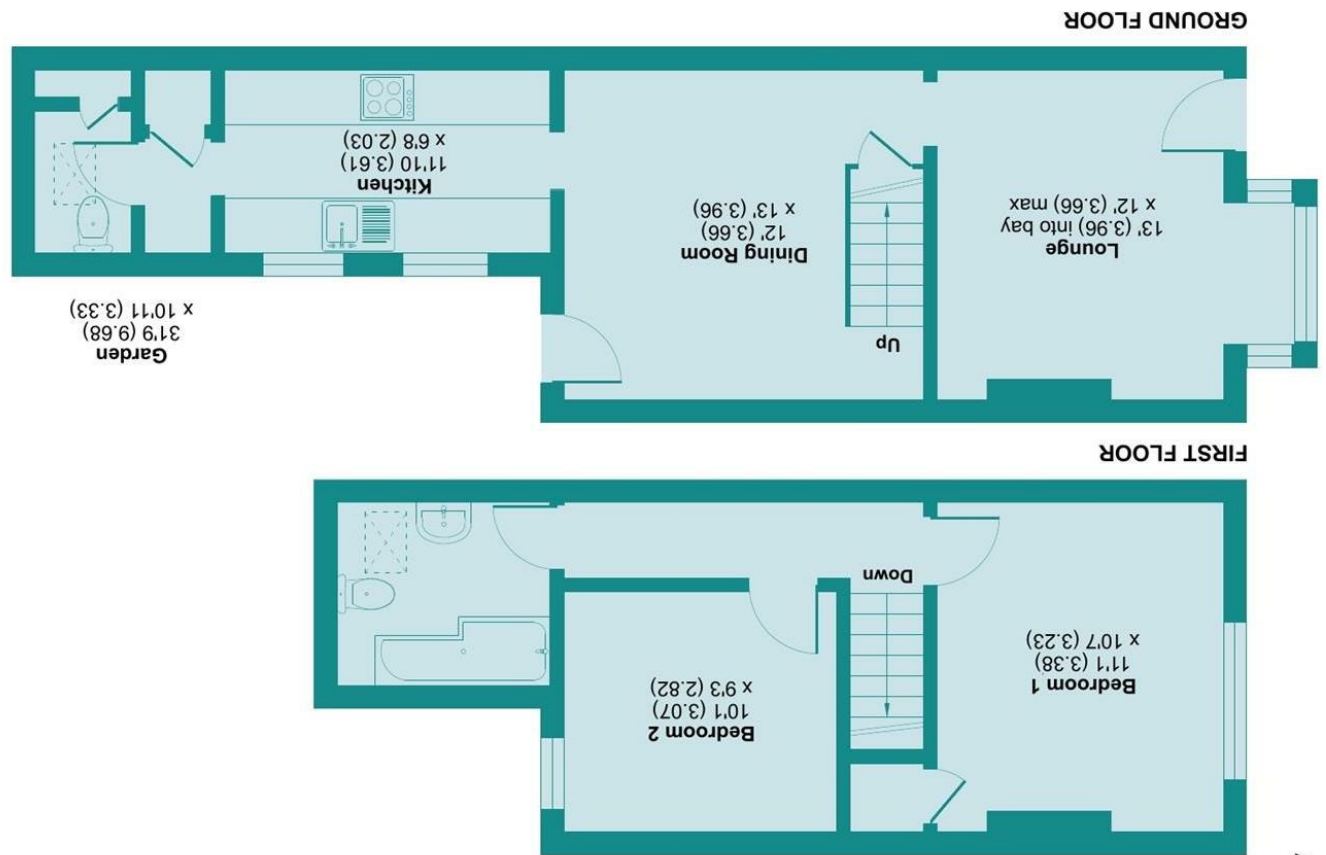


Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nhdcom 2022.
Produced for James Estate Agents. REF: 985626
RICS Certified Property Measurement



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



Energy Efficiency Rating	
Grade	Band
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

England & Wales
EU Directive 2002/91/EC
Not energy efficient - higher running costs

LOCAL AUTHORITY
Watford Borough Council

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWS
By prior appointment only

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
£415,000
SOULDERN STREET
WATFORD, WD18 0EU

PROPERTY SUMMARY

VICTORIAN COTTAGE - SOLD WITH NO ONWARD CHAIN- BRAND NEW ROOF - FULL REWIRE - NEW BOILER AND HEATING SYSTEM - NEW UNDERFLOOR HEATING THROUGHOUT - MODERN KITCHEN -CONTEMPORARY BATHROOM.

This stunning terraced house located in a sought after Victorian square has been meticulously refurbished to an exceptional standard. The property boasts numerous upgrades as listed above. 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.

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1



2

