

for sale

£450,000 Freehold



Baxter Road Watford WD24 5BW

**** SEMI-DETACHED HOUSE ** SIZEABLE RECEPTION ROOM ** INTEGRATED KITCHEN / BREAKFAST ROOM ** THREE WELL-PROPORTIONED BEDROOMS ** FAMILY BATHROOM, EN-SUITE & DOWNSTAIRS CLOAKROOM ** LANDSCAPED REAR GARDEN ** OFF-STREET PARKING & DRIVEWAY ** CLOSE TO WATFORD JUNCTION & WATFORD NORTH STATIONS ****

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Property Details

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Cloakroom

Living Room 14' 5" MAX x 12' 11" MAX (4.39m MAX x 3.94m MAX)

Kitchen / Breakfast Room 16' 1" MAX x 7' 11" MAX (4.90m MAX x 2.41m MAX)

First Floor Landing

Bedroom Two 12' 11" MAX x 12' 5" MAX (3.94m MAX x 3.78m MAX)

Bedroom Three 11' 1" MAX x 6' 3" MAX (3.38m MAX x 1.91m MAX)

Bathroom

Second Floor Landing

Bedroom One 12' 11" MAX x 10' 11" MAX (3.94m MAX x 3.33m MAX)

En-Suite

Outside

Front Garden

Garage

Rear Garden



The circle points to the centre of the postcode, and does not pinpoint the actual address. Please contact the branch for more details

To view this property please contact Connells on

T 01923 230 403
E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

Property Ref: WTF315565 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: E

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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