

FOR SALE



3 Bedroom Semi-Detached House, Hempstead Road, Watford
Asking Price Of £520,000


MARTIN&CO

Hempstead Road, Watford

Asking Price Of £520,000

- 2 Double + 1 Single Bedroom
- Located just off Hempstead Rd
- Potential to Extend STTP (exc Side Ext)
- Rear Only Garden laid to Lawn
- Property Requires Refurbishment

Semi-Detached House in a Popular Watford Location

This 3 bedroom house with rear only garden and a lock-up garage is situated in a quiet location set back off Hempstead Road with potential to extend STTP, noting no side extension is permitted.

The property which requires refurbishment, provides ground floor accommodation comprising of an entrance hall opening into the spacious lounge with bay window and fireplace. Leading of the entrance hall is the open plan kitchen diner with rear aspect and opening to the rear garden laid mainly to lawn with a handy shed provided.

Upstairs accommodation comprises of a double bedroom with front aspect and wall length built-in wardrobes. The second double bedroom has a rear aspect with views over the garden whilst the single bedroom has a front aspect. The upstairs shower room features a walk-in shower and wash basin and there is a separate toilet.

There is a storage cupboard located on the landing housing the hot water cylinder with the gas boiler being located in the kitchen and the property is double glazed providing a EPC Band D rating.



The property with a floor area of 85m², has gas central heating and is double glazed and has good potential for refurbishment.

Please call sole agents Martin & Co St Albans to arrange a viewing appointment.

RECEPTION ROOM 15' 8" x 11' 9" (4.8m x 3.6m) Carpeted

KITCHEN/DINER 18' 8" x 9' 10" (5.7m x 3.0m) Wood Laminate

ENTRANCE HALL 12' 5" x 6' 2" (3.8m x 1.9m) Wood Laminate

BEDROOM 1 12' 5" x 10' 5" (3.8m x 3.2m) Wood Flooring

BEDROOM 2 10' 5" x 9' 10" (3.2m x 3.0m) Carpeted

BEDROOM 3 7' 10" x 7' 6" (2.4m x 2.3m) Carpeted

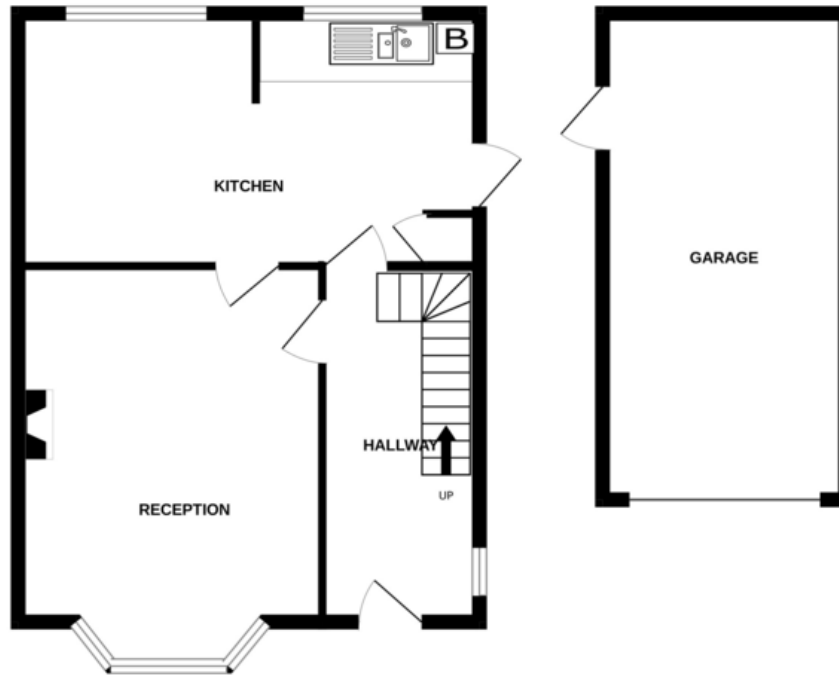
SHOWER ROOM 5' 2" x 4' 7" (1.6m x 1.4m) Vinyl Flooring



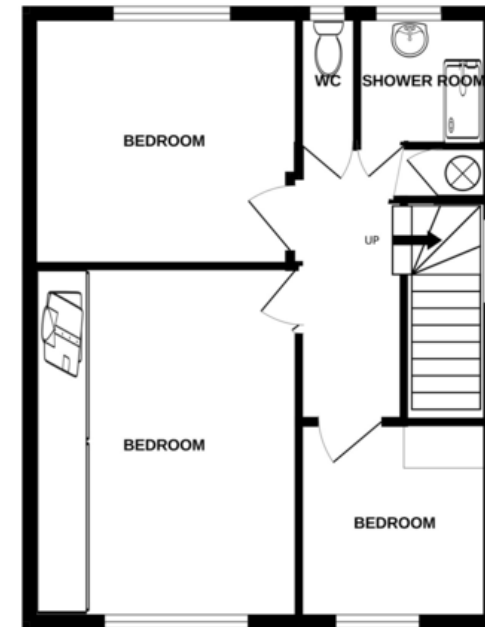
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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