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Is there a **price** that would **tempt**  
you to **sell** or **let** your property?  
Contact us for a **free valuation**  
and let's see if we can **tempt** you!

# Temptation comes in many forms...



**Watford**  
GUIDE PRICE £625,000



Watford

GUIDE PRICE

£625,000

COMPLETE UPPER CHAIN. Located on a quiet residential street is this beautifully presented family home. Offered to the market in superb decorative condition throughout the property offers a large, open-plan kitchen/reception space, five bedrooms, two bathrooms, a private rear garden and a large driveway. An internal inspection is essential.



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Total area: approx. 123.4 sq. metres (1328.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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A spacious and well presented family home in a quiet residential location.



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#### Ground Floor

On entering the property you find yourself in the entrance hall with storage cupboards, stairs rising to the first floor and a door leading to the main reception room. This is a large, dual aspect space with defined zones for lounging, dining and a large kitchen area with plentiful storage and integrated appliances. Sliding patio doors provide access to both the conservatory and the rear garden.

#### First Floor

The generous landing provides access to three bedrooms and the family bathroom with stairs rising to the second floor. The bedrooms all benefit from integrated storage and the bathroom has been recently refitted with a white three piece suite comprising low level WC, wash hand basin and bath with shower over.

#### Second Floor

The main bedroom is a well sized double with the benefit of an en-suite shower room comprising WC, wash hand basin and shower cubicle. The other bedroom is another well sized double which currently is used as a living room with a fitted kitchenette.

#### Outside

The front of the property is laid to a block-paved driveway with pretty borders edging it. The rear garden is laid mostly to lawn and benefits from two storage buildings.

#### The Location

There is excellent access to the M25, A41, M1, Watford Junction, Watford North station and Kings Langley station. As well as this it is also within close proximity to the highly regarded schools in the area including Kingswood Junior School.

#### Agent's Information for Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID and proof of funds.



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