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**Watford**

OFFERS IN EXCESS OF £450,000

# Watford

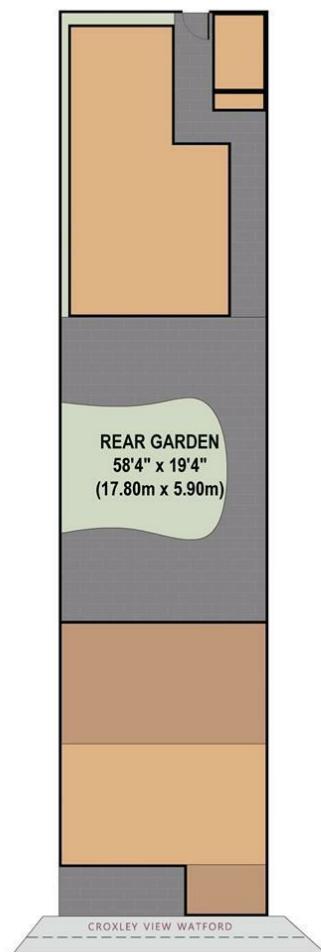
OFFERS IN EXCESS OF

£450,000

Located in a mature residential location and with the benefit of a large outbuilding currently used as a home gym and offered for sale in excellent decorative order throughout. A three-bedroom terrace home fronting a pleasant green.



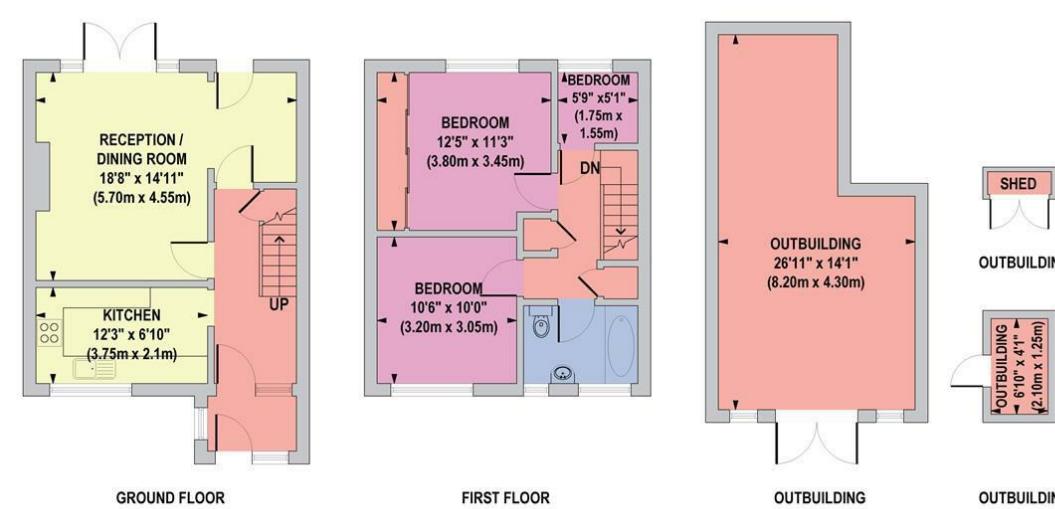
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## CROXLEY VIEW

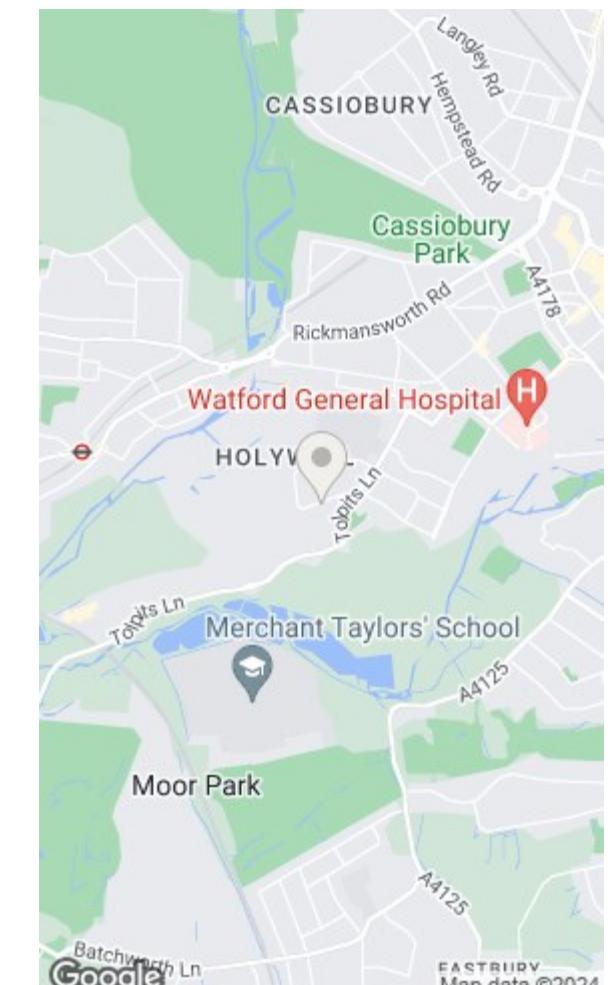
WATFORD

Approximate Gross Internal Floor Area  
1208 sq. ft / 112.28 sq. m (Including Outbuilding)  
865 sq. ft / 80.40 sq. m (Excluding Outbuilding)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - [www.vertasuk.com](http://www.vertasuk.com)



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	88
(81-91) B	76
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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



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A wonderful three bedroom family home which has been renovated to a good standard throughout.



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#### The Location

The property is within 1.5 miles of Watford town centre, which offers an excellent selection of shops, including the Atria Centre. Trains are available at both Watford Junction for the Main Line, 1.1 miles away, and Watford on the Metropolitan Line. The A41 is 1.1 miles away, which links to either J.19 or J.20 of the M25, also the M.1. Excellent local schools, both state and private, include Watford Grammar Schools, Nascot Wood Junior and York House. Nearby recreational and leisure facilities include the Leisure Centre and Pool, Watford Theatre and Colosseum and The Park at Cassiobury, with over 190 acres of open space and woodland. The Grove, with spa, golf course and restaurants, is 1.2 miles away.

#### Agents 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.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.

#### Ground Floor

A useful entrance porch to the front of the property has a door opening to the entrance hall. Stairs to the right hand side rise to the first floor while an opening to the left hand side leads to the refitted kitchen which has a window to the front with views over the green and has been fitted with a comprehensive range of base and eye level units with work top over. Moving down the entrance hall there is a 'L' shaped living/dining room to the rear of the property which has sliding patio doors opening to the rear garden.

#### First Floor

The first floor landing has doors opening to all three bedrooms and to the bathroom. The main bedroom overlooks the rear garden while a second double bedroom overlooks the green to the front. Next to the main bedroom is a home office/nursery which has a window to the rear. The bathroom has been refitted with a white three piece suite comprising bath with shower over, wash basin and wc.

#### Outside

The front of the property opens to a pleasant green which has a pathway leading to the front door. Directly to the rear of the Westerly facing garden is a patio area which leads to an area laid to artificial grass. A pathway to the side leads to a large outbuilding which is currently being used as a gym but could be fully converted into a detached annex if required. Gated access leads to the pathway at the rear of the house.



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