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you to **sell** or **let** your property?
Contact us for a **free valuation**
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Temptation comes in many forms...



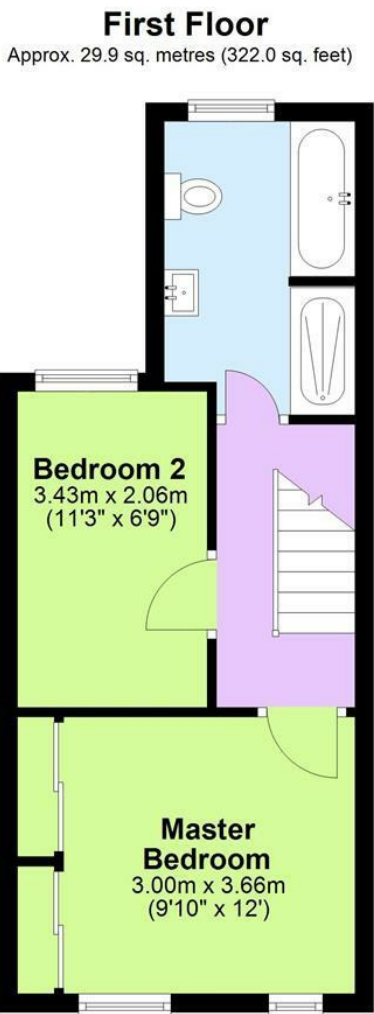
Watford

£400,000

Ideally located for the station in a quiet residential area, and within easy striking distance of the town centre. A delightful cottage brimming with character and boasting two reception rooms, two bedrooms, a refitted kitchen, first floor bathroom with a four piece suite and a private rear garden.



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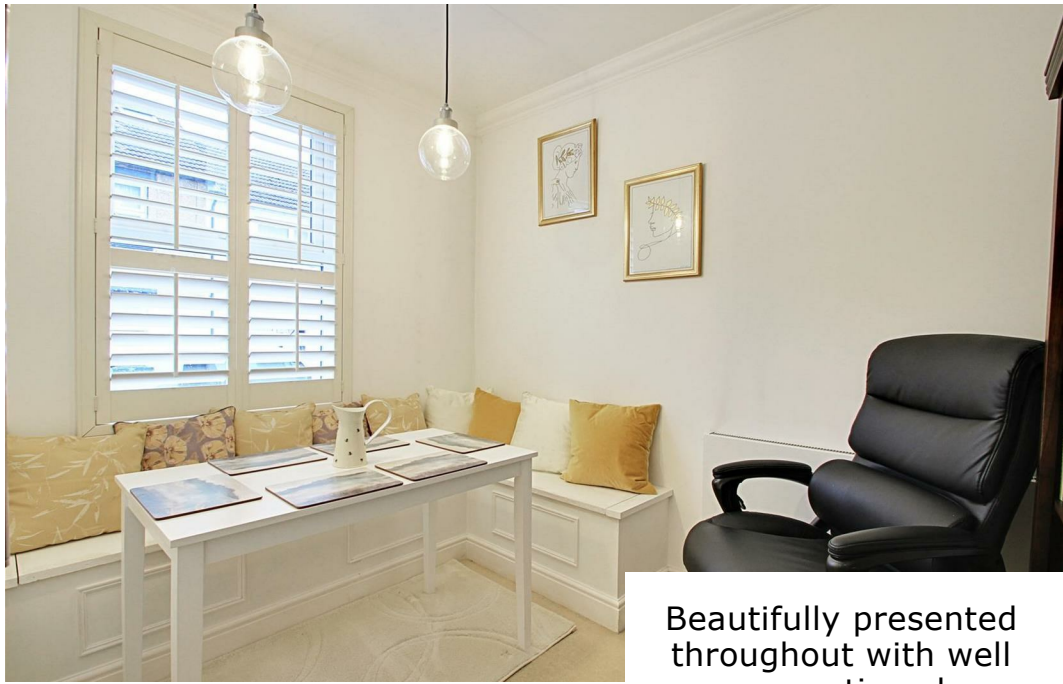


Total area: approx. 61.5 sq. metres (661.4 sq. feet)
All measurements are approximate.
Plan produced using PlanUp.

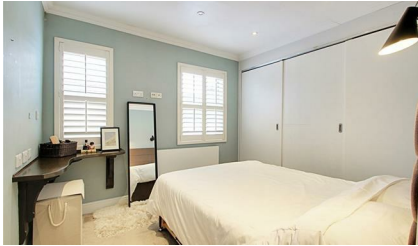


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		





Beautifully presented throughout with well proportioned accommodation and a private garden.



Ground Floor
Entering the property via the front door you find yourself in an entrance hall with a door leading to the Dining room and an opening to the Living Room and are immediately struck by the character and homeliness of this house. The Dining Room is a well proportioned room with a window to the front elevation and useful 'bench seating' with storage built in, cleverly maximising the space. The living room is a spacious room with the stairs rising to the first floor, French doors giving access to the private rear garden and an opening to the spectacular kitchen. Fitted with high gloss black units with Oak worktops over there is plenty of storage, integrated Fridge, Freezer and Washing Machine as well as oven, hob and microwave. With windows to the side and rear elevations as well as a Velux window the room is flooded with natural light. Exposed brick walls create a lovely blend of modern and character.

First Floor
A spacious landing gives access to all first floor accommodation. The master bedroom is of a generous size and benefits from large built-in wardrobes offering generous storage space. Two windows to the front elevation ensure this is a bright and airy room. The second bedroom is a generous single with a window to the rear elevation. The bathroom is undoubtedly a feature of this home being fitted with a four piece suite to comprise WC, wash hand basin, large shower cubicle and spa bath. There is ample storage built in and a window to the rear.

Outside
A patio area to the rear of the property is ideally positioned for entertaining or simply enjoying the summer evenings being very private and secluded. Steps lead to the main portion of the garden which is mostly laid to lawn with a feature pergola in turn providing access to the rear of the garden which is laid to gravel and enclosed by mature plants, creating a highly secluded 'secret garden'. There is ample on-street parking to the front of the property which is permit controlled.

The Location
One of the major commuter boroughs in Hertfordshire, an ideal location for those who wish to balance a relaxing home life out of the city with the fast and frequent rail connections to work in London. Foodies and socialites will love the abundance of bars and restaurants that can cater to various tastes and always make for a fun night out. The great range of shops and the local market are enough to satisfy any retail therapy session, and the kids are spoilt for choice, with bowling, climbing, crazy golf and the museum nearby.

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Transport Links
Transport facilities include Main Line services from Watford Junction into London Euston and Watford Metropolitan Line Baker Street and The City. The A41 junction for links to the M25 is within easy reach with M25 J.19 and J.20 away connecting to national motorways and airports.

Education & Leisure
There is an outstanding selection of both state and private education including Watford Boys and Girls Grammar Schools, Cassiobury Junior School and York House, among others. Cassiobury Park provides over 190 acres of open space and woodland with a variety of sport and recreation facilities. The luxurious Grove Country Club is nearby offering a spa, golf course, bars and restaurants.

Agent 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. 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, completed AML checks and proof of funds.



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