



### 3 bed end of terrace house to buy in WD19

Arbroath Green, Watford, Hertfordshire, WD19 7QT

**£400,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Extended Family Home
- ✓ Outbuilding
- ✓ Utility Room
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

This extended three-bedroom end-of-terrace property offers spacious interiors, ideal for families or investors alike. It is ideally located on a quiet residential road in South Oxhey, walking distance from Carpenders Park Station and just a 5-minute drive to the Metropolitan Line.

Upon entering the property you are greeted with a porch, perfect for storing shoes and coats, leading into the cosy front reception room. This flows through into the large kitchen, with built-in appliances and ample storage units. Just off the kitchen is a utility room and cloakroom. At the rear, there is a large family room, currently partitioned for a ground-floor bedroom, offering a versatile space with bi-fold doors out to the garden.

Heading to the first floor, you are greeted with a sizeable landing, from which there are two large double bedrooms, a single bedroom and a family shower room. Finally, the interior is complete with a loft room with ample eaves storage.

Outside, the peaceful private rear garden consists of patio space with a BBQ area and decking leading to the summerhouse, which is also fitted with a shower room. At the front, there is a small front garden and ample on-street bay parking.

Located on Arborath Green, the property is less than a 20-minute walk to Carpenders Park, with the overground line into Euston or out to Watford, local shops, cafés and pubs. For the commuter, another option is Moor Park Station (Metropolitan Line) which is just a 5-minute drive away. There is also a bus stop just seconds away, providing access to Watford (328) in just 15-minutes. For the motorist the M1/M25 is also easily accessible in approx. 15 minutes.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £400,000

Property Type: End of terrace house

Parking: On Street

Year built: 1950

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Arbroath Green, Watford, Hertfordshire, WD19 7QT

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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