



Muirfield Road, Watford, WD19 6LP

Asking Price £415,000

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# Muirfield Road, Watford, WD19 6LP

**\*\*BISF CONSTRUCTION\*\***Extended to the side this beautifully presented three bedroom semi-detached house offers family living at an affordable price. With extra ground floor space with a large utility/extra reception room the property measures in at over 100 square feet internally. The property is located within half a mile of Carpenders Park Overground Station.

- Semi Detached House
- Three Double Bedrooms
- Reception Room
- Open Plan Kitchen /Dining Area
- Large Utility Room
- Family Bathroom
- Scope for Extension (STTP)
- Large Garden
- Gas Central Heating & Double Glazing
- BISF Build



**Council Tax Band: C**

**Freehold**



## **INTERNALLY**

This is a well presented three bedroom End of Terrace House. The front door leads into hallway with stairs to the first floor landing. Doors off the hallway lead into the reception room with front aspect window and door also providing access to the open plan dining area/kitchen. The kitchen also accessed via the hallway is part tiled and comprises of matching wall and base units, ample worktop space, gas hob with double oven and extractor fan over, breakfast bar in the dining area and there is a door that leads into the utility room with doors to the front of the property and the garden. The garden can also be access via french doors in the dining area.

Stairs to the first floor landing with loft hatch, side aspect window and doors leading off into the family bathroom comprising of a panelled enclosed bath tub with shower screen, hand basin and WC, three double bedrooms and the master bedrooms benefits from built in storage cupboards.

## **EXTERNALLY**

Front and rear garden, the rear garden has large laid to lawn area with raised decked area at the back. On road Parking.

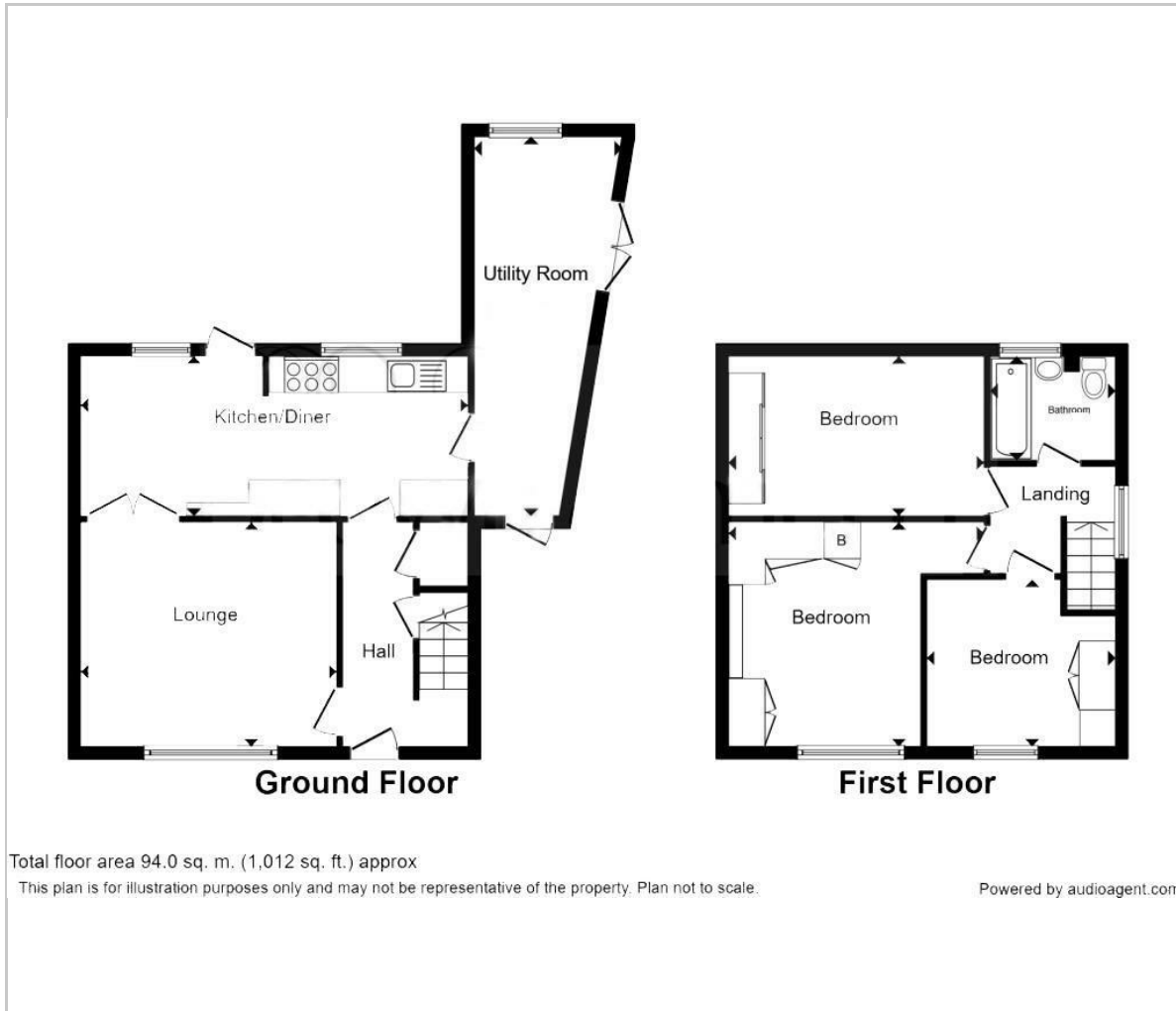
## **LOCATION**

Muirfield Road is located 0.6 miles away from Carpenders Park Station. There are a number schools within the area such as Woodhall Primary School 0.4 miles away, Greenfields Primary School 0.5 miles away, Oxhey Wood Primary School 0.6 miles away and Warren Dell Primary School 0.7 miles away.

## **ADDITIONAL INFORMATION**

Council Tax Band C - £1,848.99

## Floor Plan



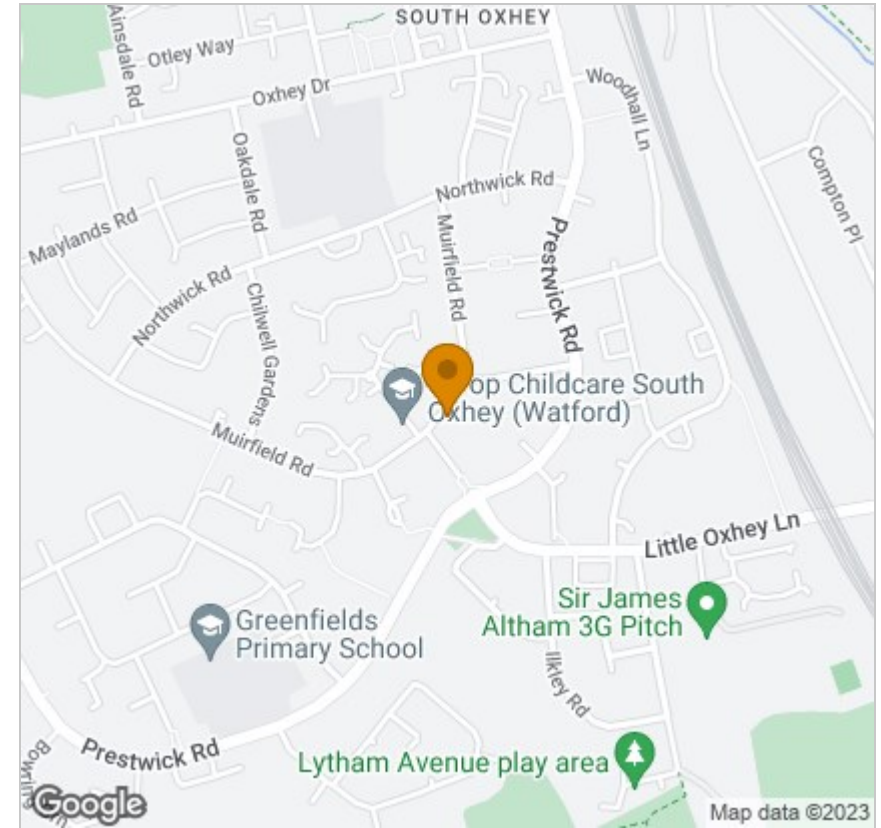
## Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

