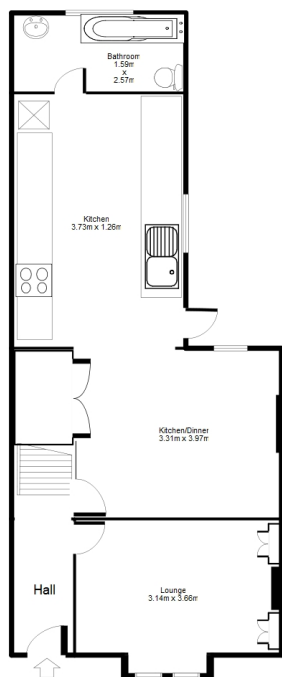
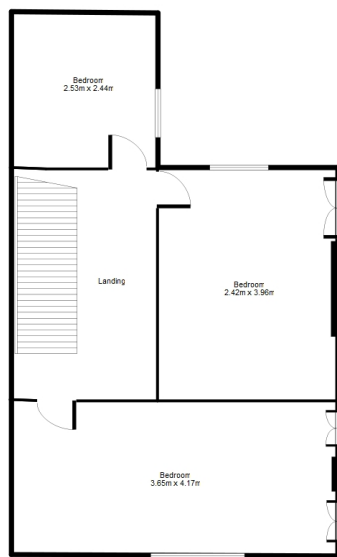




2A Nascot Street, Watford



Ground floor



First floor

This floor plan is for illustrative purposes only and should be used only for this purpose by prospective buyers as it is not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		85
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	58	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC



A characterful semi detached 3 bedroom house in the ever popular Nascot Village, a short walk to Watford Junction station and the town centre. Situated on a very popular residential road, this property offers a pretty courtyard garden and good schools nearby. The property comprises of a hallway with laminate flooring giving access to lounge with a feature fireplace surround and a large bay window looking out onto the walled front garden. Dining room benefits from large under stairs storage cupboard and gives access to the modern kitchen, part tiled with a range of base and wall cupboards and door to the courtyard garden, the down stairs bathroom has a window looking out to the rear and is part tiled. The stairs lead to spacious landing with loft access and three bedrooms, both larger bedrooms have fitted wardrobes and one has a feature fireplace.



ROOM DESCRIPTIONS

Entrance Hall With laminate flooring and radiator	Garden To the rear a courtyard garden with panel fencing, hard standing and rear pedestrian access
Lounge 3.63m x 3.48m (11' 11" x 11' 5") To the front with laminate flooring, radiator, feature fire place surround and large double glazed bay window.	
Dining Room 3.94m x 3.64m (12' 11" x 11' 11") To the rear with laminate flooring, radiator, double glazed window to the rear and under stairs storage cupboard.	
Kitchen 3.94m x 2.54m (12' 11" x 8' 4") To the rear with two double gazed windows, a range of base and wall units and part tiled walls. Space and connections for dishwasher, washing machine and fridge freezer, single drainer sink, gas hob with extractor fan. Door to garden.	
Bathroom 2.57m x 1.59m (8' 5" x 5' 3") To the rear with double glazed window, part tiled walls with panel bath with mixer tap shower attachment, hand wash basin and low level WC.	
Landing With loft access	
Bedroom 1 4.15m x 3.66m (13' 7" x 12' 0") 4.15m x 3.66m (13' 7" x 12' 0") To the front with double glazed window, radiator, feature fire place and built in wardrobes.	
Bedroom 2 3.94m x 2.76m (12' 11" x 9' 1") To the rear with double glazed window, radiator and built in wardrobe.	
Bedroom 3 2.51m x 2.44m (8' 3" x 8' 0") To the rear with double glazed window and radiator	