



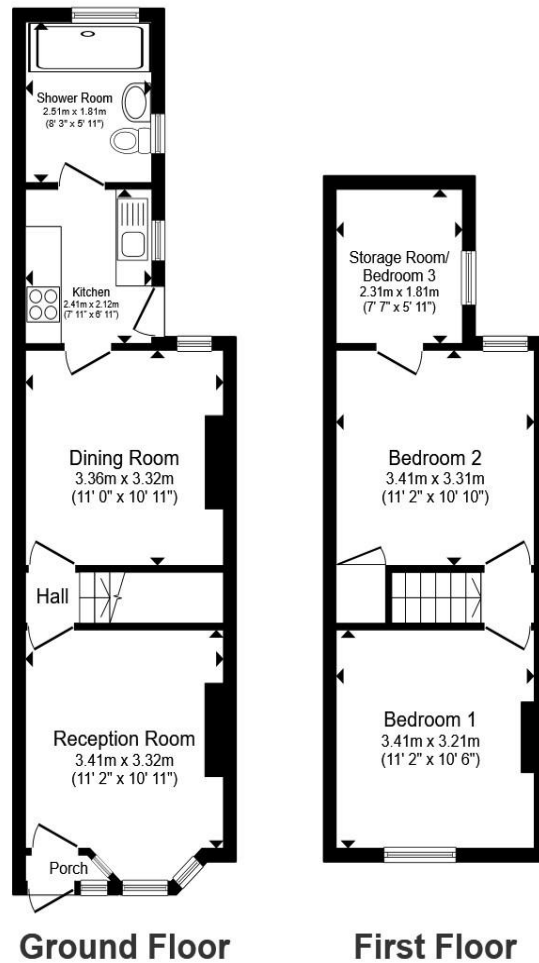
**St. Marys Road, Watford, WD18 0EF**

**welcome to**

**St. Marys Road, Watford**

A chain-free 2/3 bedroom mid-terraced home on St. Mary's Road offering versatile living space, a private rear garden and excellent potential to modernise, ideally located within close proximity to Watford High Street, well-regarded schools, shops, local amenities and superb transport links.





### Entrance

### Reception Room

11' 2" x 10' 11" ( 3.40m x 3.33m )

### Dining Room

11' x 10' 11" ( 3.35m x 3.33m )

### Kitchen

7' 11" x 6' 11" ( 2.41m x 2.11m )

### Shower Room

8' 3" x 5' 11" ( 2.51m x 1.80m )

### Bedroom 1

11' 2" x 10' 6" ( 3.40m x 3.20m )

### Bedroom 2

11' 2" x 10' 10" ( 3.40m x 3.30m )

### Bedroom 3/Storage

7' 7" x 5' 11" ( 2.31m x 1.80m )

Total floor area 68.5 m<sup>2</sup> (737 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## St. Marys Road, Watford

- Versatile 2/3 Bedroom Mid-Terraced Home
- Offered Chain Free for a Smooth Purchase
- Permit Parking Available
- Two Spacious Reception Rooms- Ideal for Living & Dining
- Ground Floor Bathroom for Added Convenience

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAF105204 - 0003

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