



oakestates

Enthusiasm to deliver results



Judge Street, North Watford, WD24

£385,000 Freehold

Vacant possession for a quick and worry free purchase is offered with this two bedroom and bathroom off landing Victorian terraced home. The property benefits from two reception rooms, a lovely fitted kitchen and entrance lobby to the ground floor. The first floor comprises two double bedrooms and a beautiful four piece bathroom all off landing. Further benefits include full d/g windows, full g/c/h and a private rear garden. Conveniently situated within easy reach of excellent local amenities, within a short walk of Watford Junction Station and easy access to road links M1, M25 and the A41.

FOR SALE

01923 212111

EXTERNAL:

Brick wall and decorative wrought iron gate enclosed, crazy paved area used for bin storage, step onto decorative double glazed with lead light section front door to:-

ENTRANCE LOBBY:

Eye level meters, marble tiled flooring, panel door to:-

LIVING ROOM:

13'7" into the bay x 10'11" (4.14m x 3.33m)

Double glazed with lead light section window to front, attractive wooden floor, coved ceiling, decorative feature fireplace with real flame, marble hearth and wooden surround (a nice centre piece), B.T, T.V & Sky television points, dimmer light switch, large single radiator, panel door to:-



DINING ROOM:

13'10" x 10'11" (4.22m x 3.33m)

Continued wooden floor from the living room, dimmer light switch, double glazed window to rear, coved ceiling, single radiator, open plan wooden staircase offering access to first floor landing with storage recess below and ADT alarm, wall mounted thermostat, currently housing four seater table and chairs and bookcase, doorway to:-



KITCHEN:

12'0" x 7'3" (3.66m x 2.21m)

Fitted with an attractive range of wall, base and drawer units with pelmets below, fitted double eye level oven, ample marble effect work surfaces, inset four burner gas hob with stainless steel extractor hood over, tiled splashbacks, inset one and a half bowl stainless steel sink unit with matching mixer tap, plumbing for automatic washing machine and dishwasher, cupboard containing 'Worcester' gas central heating boiler, double glazed window overlooking the rear garden and further double glazed window to side, double glazed door onto the rear garden, attractive tiled floor, a nicely fitted kitchen.



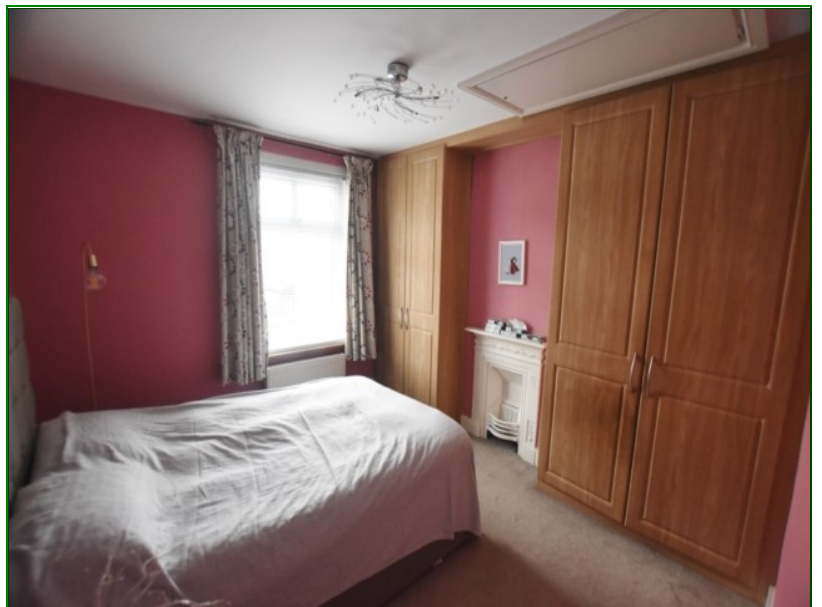
LANDING:

Doors offering access to bedrooms one, two and the family bathroom.

BEDROOM ONE:

10'10" x 8'10" (3.30m x 2.69m)

Fitted dual alcove wardrobes, feature Victorian fireplace (a nice centre piece), large loft access, double glazed led light window to front with double radiator below. A good size master bedroom.



BEDROOM TWO:

11'1" x 8'0" (3.38m x 2.44m)

A good size double bedroom benefitting double glazed window overlooking the rear garden with double radiator below, ample space for double bed and wardrobe.



FAMILY BATHROOM:

12'0" x 6'7" (3.66m x 2.01m)

Four piece suite comprising double width shower cubicle, claw foot bath, low flush push button W.C, vanity mounted wash hand basin, tiled effect flooring, fully marble tiled walls, recess spotlights, chrome heated towel rail, obscured glass double glazed window to rear, a superb bathroom. Must be seen.



REAR GARDEN:

40' Approx (12.19m)

Well fence panel enclosed, shed to rear, small patio, step to raised lawn with brick wall surround, flowerbeds containing a good assortment of mature shrubs.





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