



6 Tucker Street, Watford Fields, WD18 0AU

**AN IMMACULATE 2 BEDROOM VICTORIAN TERRACED HOUSE
COMPLETELY REFURBISHED BY THE PRESENT OWNERS
2 RECEPTION ROOMS, 19FT KITCHEN/ BREAKFAST ROOM
2 DOUBLE BEDROOMS, BATHROOM (OFF BEDROOM 1)
GAS CENTRAL HEATING, DOUBLE GLAZING
REAR GARDEN
RESIDENTS PERMIT PARKING
SOUGHT AFTER CONVENIENT LOCATION
CLOSE TO ALL LOCAL AMENITIES
WITH EASY ACCESS TO WATFORD TOWN CENTRE
& WATFORD HIGH STREET STATION**

Price £489,950 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

020-8950-0033

www.churchillsbushey.co.uk

These particulars are believed to be materially correct though their accuracy is not guaranteed and they do not form part of any contract

RECEPTION ROOM 1

12'4" (3.76m) x 11'7" (3.53m)
Into Bay
Double glazed sash windows to front bay with fitted shutters and cupboard under, cast iron fire place feature, alcove shelving with cupboard under, Quickstep water resistant laminate wood flooring, archway to staircase to first floor



RECEPTION ROOM 2

12'4" (3.76m) x 10'6" (3.2m)
Double glazed sash window to the rear, fire place feature, storage cupboards with plumbing for washing machine, Quickstep water resistant laminate wood flooring, inset spot lights, open plan to



KITCHEN/ BREAKFAST ROOM

19'0" (5.79m) x 7'6" (2.29m)
Range of base and wall units, quartz working surfaces, inset butler sink with mixer tap, range cooker with feature extractor hood over, integrated fridge freezer and dishwasher, cupboard housing combination gas fired boiler, feature panelled wall, inset spot lights, wall lights, Quickstep water resistant laminate wood flooring, double glazed window to the side and double glazed patio doors leading to the garden



FIRST FLOOR LANDING

Access to loft

BEDROOM 1

12'4" (3.76m) x 10'6" (3.2m)
Cast iron fire place feature, double glazed sash window to the rear, storage cupboard, door to

BATHROOM

Roll top bath with Victorian style mixer tap and hand held shower attachment, independent walk in shower with Victorian style shower head, low flush wc, wash hand bowl on set of drawers, part panelled walls, double glazed sash window to the rear, inset spotlights



BEDROOM 2

12'4" (3.76m) x 10'2" (3.1m)
Cast iron fire place feature, double glazed sash window to the front, storage cupboard,



OUTSIDE

REAR GARDEN

Low maintenance garden with Easy Grass, outside plug and tap



RESIDENTS PERMIT PARKING

COUNCIL TAX

Watford Borough Council

Tax Band C

£1808.63 2022/2023



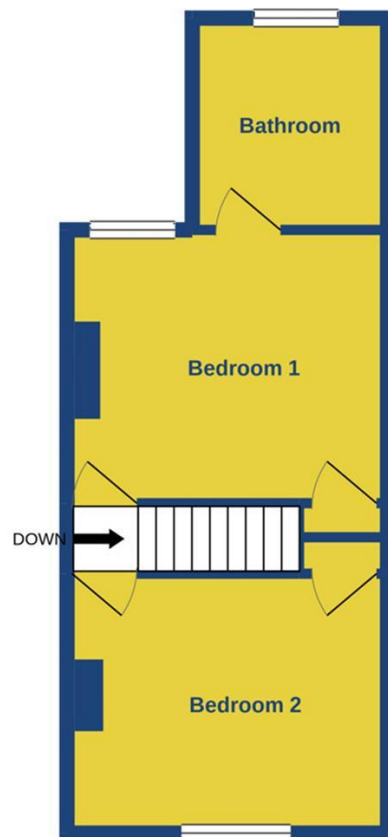


FLOORPLAN

Ground Floor

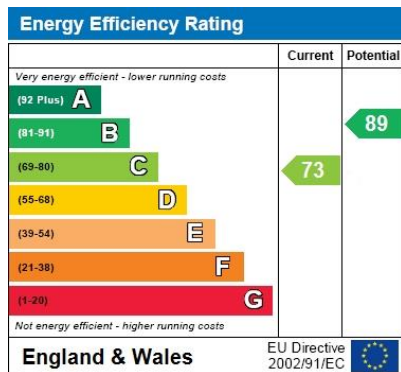


1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

**ENERGY PERFORMANCE
GRAPH**



Churchills Independent Estate Agents have prepared these particulars/plans as accurately and reliably as possible, as a guide to prospective purchasers. Any points of concern arising from the particulars/plans should be clarified with this office before travelling some distance to view the property. Measurements are approximate and subject to variation and must not be relied on for the purpose of ordering carpets, furnishings etc. No person in the employ of Churchills Independent Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property or its fittings. None of the statements contained in these particulars are to be relied on as statements of representations of fact.

Further details of all our properties can be obtained by visiting our web site at : www.churchillsbushey.co.uk