



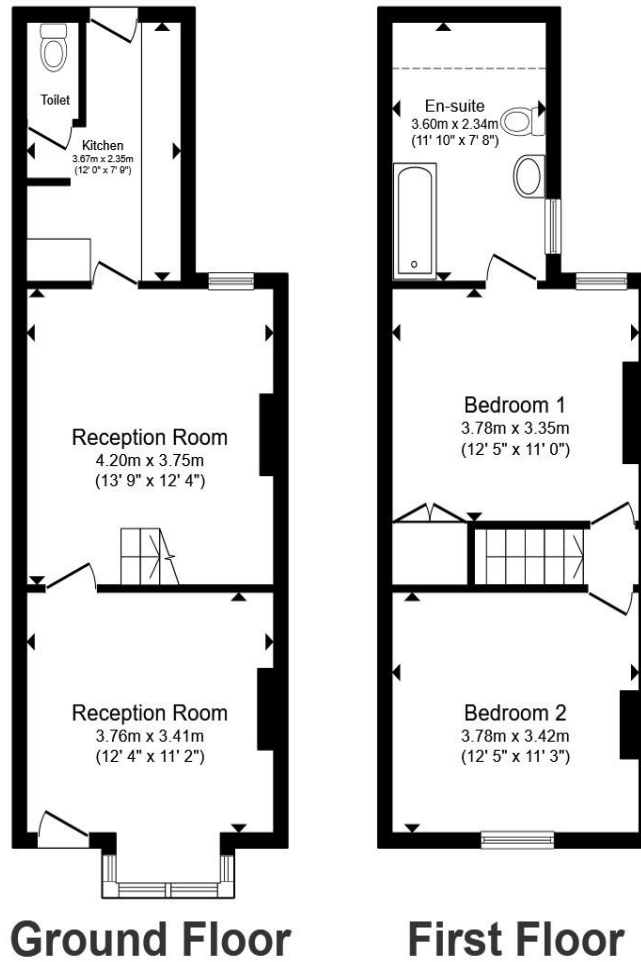
**Brixton Road, Watford, WD24 4DX**

**welcome to**

**Brixton Road, Watford**

A stylish, chain-free two-bedroom end-of-terrace home offering generous living space, a modern kitchen, private low-maintenance garden, excellent connectivity just a short distance from Watford Junction and the town centre, and strong investment appeal. Call us today to view!





**Entrance**

**Reception Room**

12' 4" x 11' 2" ( 3.76m x 3.40m )

**Reception Room**

13' 9" x 12' 4" ( 4.19m x 3.76m )

**Kitchen**

12' x 7' 9" ( 3.66m x 2.36m )

**Wc**

**Bedroom 1**

12' 5" x 11' ( 3.78m x 3.35m )

**En-Suite**

11' 10" x 7' 8" ( 3.61m x 2.34m )

**Bedroom 2**

12' 5" x 11' 3" ( 3.78m x 3.43m )

Total floor area 76.8 m<sup>2</sup> (827 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

## Brixton Road, Watford

- Attractive Chain-Free Two-Bedroom End-Terraced House with Two Generous Double Bedrooms
- Bright Lounge and Dining Area Ideal for Modern Living
- Modern Fitted Kitchen with Ample Storage and Worktop Space
- Ground Floor WC & Principal Bedroom with En-Suite
- Ideal Investment Purchase with Great Rental Appeal in a Prime Commuter Location

Tenure: Freehold EPC Rating: D

Council Tax Band: C

Offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownmerry.co.uk/Property/WAF105220](https://www.brownmerry.co.uk/Property/WAF105220)



Property Ref:  
WAF105220 - 0004

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