

#### Floor Plan

# Watford Road, HA1 3UA

Approx Gross Internal Area = 198.6 sq m / 2137 sq ft

Balcony = 11.8 sq m / 127 sq ft

Garage = 12.8 sq m / 137 sq ft

Shed = 20.5 sq m / 220 sq ft

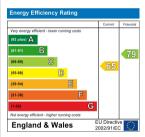
Total = 243.7 sq m / 2623 sq ft





- Subdtantial Four Bedroom House
- Over 2100 Square feet Of Living Accommodation
- Front Facing Lounge Space
- Broad Dining Room Backing On To The Garden
- High End Recently Fitted Kitchen Diner
- Downstairs WC
- Garage Via The Driveway Offering Potential For Conversion
- Two Bathrooms Including Ensuite To Master
- Wide Secluded Rear Garden
- Off Street Parking For Multiple Cars

## **Energy Efficiency Graph**



	Current	Potential
Very environmentally friendly - lower CO2 emissions	3	
(92 plus) 🖄		
(81-91)		
(69-80) C		
(55-68) D		
(39-54)		
(21-38) F		
(1-20) G		







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