

Gladstone Road, Watford, Hertfordshire, WD17 2RB



£525,000 Freehold 4 Bedroom Terraced House

We are pleased to present this beautiful THREE BEDROOM TERRACED HOUSE, that has been converted into two self-contained maisonettes.

- TWO SELF CONTAINED MAISONETTES
- OPEN TO OFFERS
- CHAIN FREE
- ON STREET PERMIT PARKING
- GARDEN
- IDEAL INVESTMENT OPPORTUNITY
- CLOSE TO TOWN CENTRE

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An ideal investment opportunity for any landlord looking to add to their portfolio. The properties are currently achieving a combined amount of £2,500 pcm.

The ground floor flat of this property benefits from two good sized double bedrooms, a 14' living room, a kitchen/breakfast room as well as a three-piece family bathroom suite. The second flat is situated across the first and second floor. On the first floor is a large living room to the front and a kitchen to the rear. There is also a double bedroom and a bathroom. On the second floor is a loft room that benefits from a shower and has the potential to be renovated into a further bedroom.

Situated in a quiet road, close to Watford Junction Station providing direct access to Euston Station and a short walk to Watford Town Centre which has a large variety of shops, restaurants, bars and facilities.

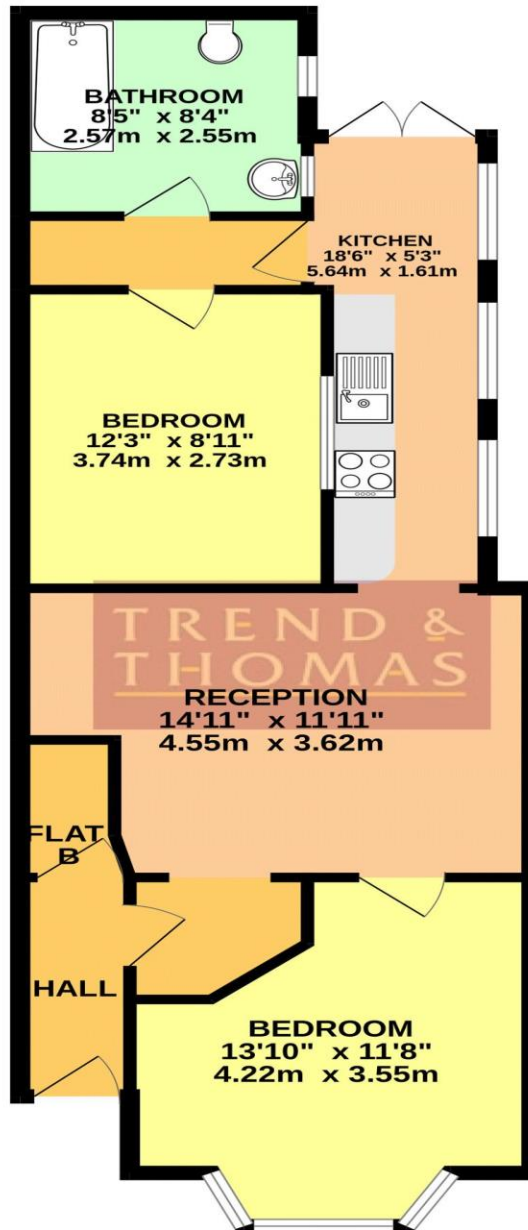
- Local Authority: Watford
- Council Tax: Band D Approx. £2,134.48 (2023-2024)
- Approx. Floor Area: 1330 Sq ft / 123.6 Sqm
- Nearest Station: 0.4 miles Watford High Street Station – Overground

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 69 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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|-------|---------------|---------|-----------|
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| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



FLAT A, GLADSTONE ROAD, WATFORD, WD17 2RB

TOTAL FLOOR AREA : 654 sq.ft. (60.8 sq.m.) approx.

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.
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FLAT B GLADSTONE ROAD, WATFORD, WD17 2RB

TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.

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VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

PLEASE NOTE: It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

FIXTURES & FITTINGS: Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

