



oakestates

Enthusiasm to deliver results



Lowestoft Road, North Watford, WD24

£1,400 per month

You will not be disappointed by the ideal layout of this double fronted Victorian house new to the rental market. Benefitting from two large double bedrooms, two independent reception rooms, modern kitchen and bathroom and ideally situated within easy reach of good local schools, shopping facilities, short walk to Watford Junction Station and close proximity to major road links M1, M25 and the A41.

TO LET

01923 212111

FRONT GARDEN:

Brick wall enclosed, paved area for bin storage, steps onto double glazed front door to:-

ENTRANCE HALLWAY:

Stripped panel doors to living and dining rooms, staircase offering access to first floor landing, solid wood floor covering, double radiator, B.T point.

LIVING ROOM:

13'8" into the bay x 10'10" (4.17m x 3.30m)

Double glazed box bay window to front ensuring lots of light, further double glazed window to rear overlooking the rear garden with double radiator below, fireplace recess currently containing electric stove heater, B.T, T.V and cable television points, ample power sockets, carpet floor covering, coved ceiling, ample space for living furniture.



DINING ROOM:

13'8" into the bay x 11'10" (4.17m x 3.61m)

Accessed from the entrance hallway. Double glazed box bay window to front with double radiator below, continued solid wood floor covering from the entrance hallway, coved ceiling, B.T, T.V and cable television points, fireplace recess, alcove storage cupboard, currently housing six seater table and chairs and bookcase, understairs storage cupboard containing circuit breaker and meters, glazed panel door to:-



LOBBY:

Tiled floor covering, panel door to bathroom, further panel door to storage cupboard containing 'Heatline' gas combination boiler, double glazed door onto the rear garden, doorway to:-

KITCHEN:

8'3" x 8'2" (2.51m x 2.49m)

Fitted with a modern range of wooden effect

wall, base and corner display units with cornice above and pelmets below, ample roll edge work surfaces, mosaic tiled walls with contrasting tiled floor, inset one and a half bowl stainless steel sink unit with chrome mixer tap, plumbing for automatic washing machine, fridge freezer space, fitted stainless steel oven, inset stainless steel four burner gas hob with concealed extractor hood over, large double glazed window overlooking the rear garden, brushed chrome light fitting.



FAMILY BATHROOM:

Three piece suite comprising 'P' shaped panel enclosed bath with chrome mixer taps, shower attachment and glazed screen, vanity mounted wash hand basin with chrome mixer taps, concealed cystem double flush W.C, fully tiled walls with contrasting tiled floor, obscured glass double glazed window to side, wall mounted LED mirrored vanity unit, shaver socket, a light, bright and airy bathroom.



LANDING:

Stripped panel doors offering access to bedrooms one and two.

BEDROOM ONE:

11'3" x 11'0" (3.43m x 3.35m)

Georgian style double glazed window to front with single radiator below, laminate floor covering, coved ceiling, access to loft storage facility, ample space for double bed, chest of drawers and wardrobes.



BEDROOM TWO:

13'3" x 12'0" (4.04m x 3.66m)

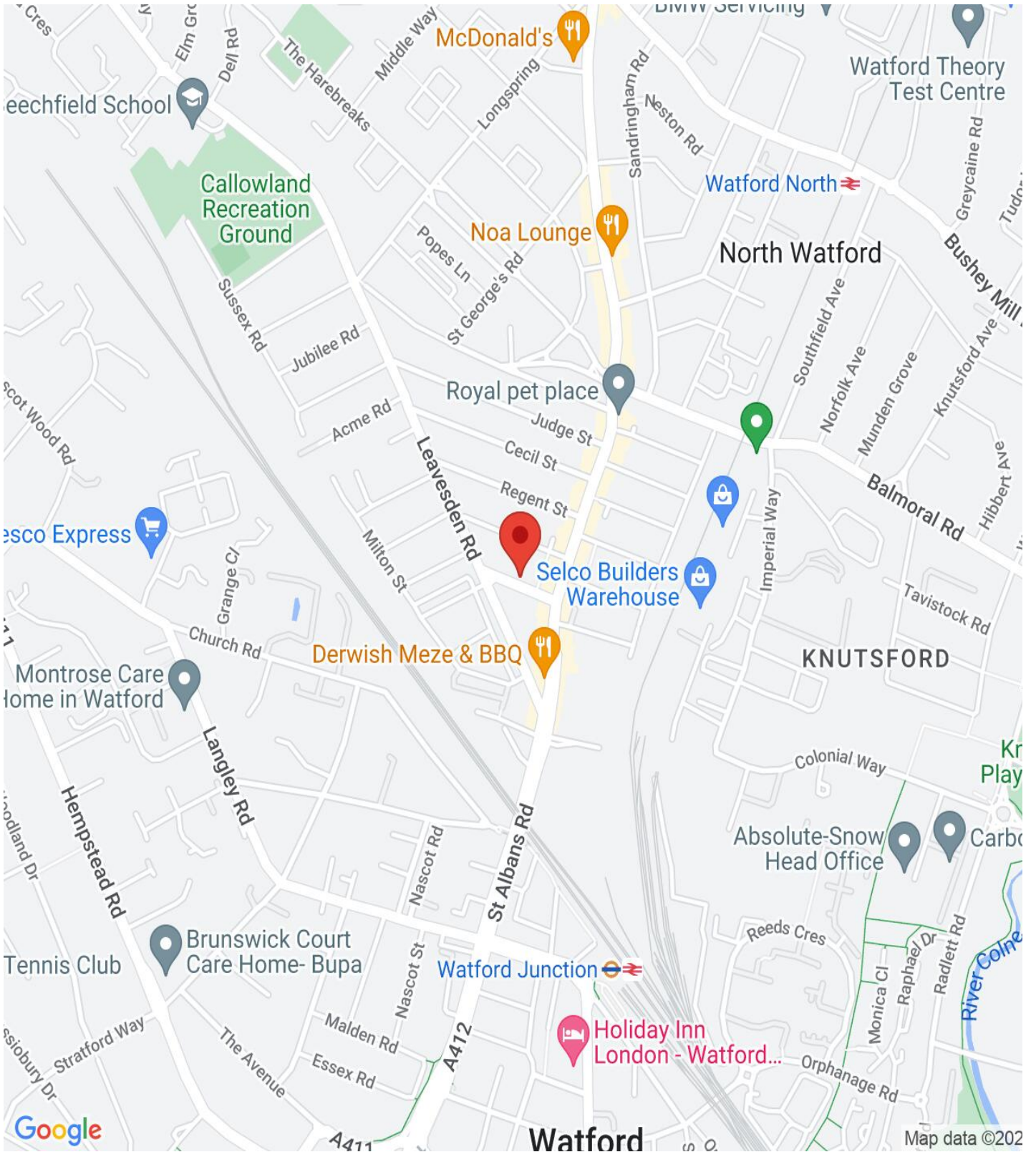
Another good size second double bedroom benefitting Georgian sash style double glazed window to front with single radiator below, laminate floor covering, sliding door overstairs storage cupboard containing double clothes hanging rail, B.T point, coved ceiling, ample power sockets.



REAR GARDEN:

30' wide approx (9.14m)

L-shaped. Well fence panel enclosed, raised flowerbeds containing an assortment of climbers and shrubs, patio area, outside tap.



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