

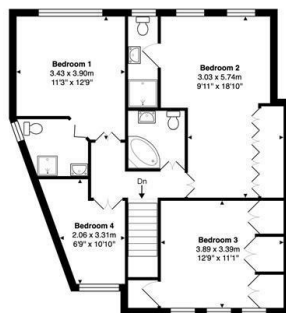
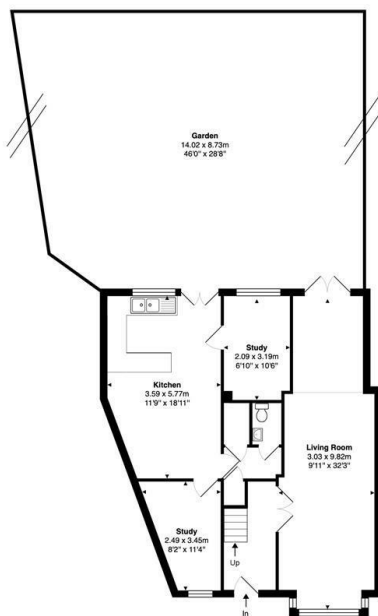


Bramble Close, Watford

Asking price £575,000

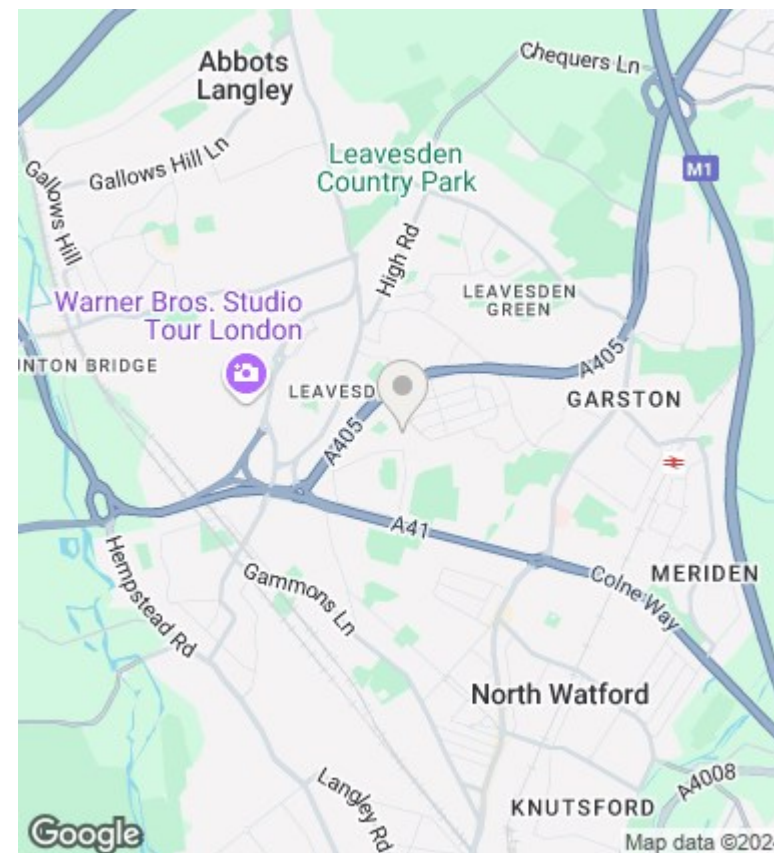
- Freehold House – Huge Potential
- Off street parking for up to 2 cars
- 4 BEDROOMS
- Quiet and Discreet location – Early viewing recommended!!
- Development Opportunity / Needs modernising
- 46ft South Facing Garden!!
- 2 RECEPTIONS
- Semi Detached
- NO CHAIN!! Motivated Seller
- 1,519 sq. ft

Bramble Close, WD25
 Approximate Area = 141.1m sq / 1519 sq ft
 For identification only - Not to Scale



Total Area: 141.1 m² ... 1519 ft² (excluding garden)

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS). Residential. The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised.



Directions

Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

Council Tax Band

D

EPC Rating:

C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	