



## **Bellamy Close, Watford WD17 4RN**

**Asking Price £599,950**

An extended THREE BEDROOM FAMILY HOME, conveniently located in the sought after Nascot Wood area of Watford, within walking distance of Cassiobury Park, Watford Junction main line station and other local shopping/transport facilities. The property is being offered in good decorative order and benefits from: Double Glazed Windows, Gas Fired Heating To Radiators, Lounge/Dining Room, Modern Fully Fitted Kitchen With Quartz Worktop Surfaces, Three Bedrooms, Bathroom, Rear Garden, Off Street Parking, Single Garage Located In Nearby Block.

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**Exterior:**



**Reception Room/Dining Room:**



**Reception Room/Dining Room:**



**Reception Room/Dining Room:**



**Reception Room/Dining Room:**



**Kitchen:**



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**Kitchen:**



**Bedroom Three:**



**Bedroom One:**



**Bathroom:**



**Bedroom Two:**



**Garden:**



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## Exterior Rear:



## Garage:



## Tenure:

This is a freehold property.

Council Tax Band D £ 2134

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

## Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



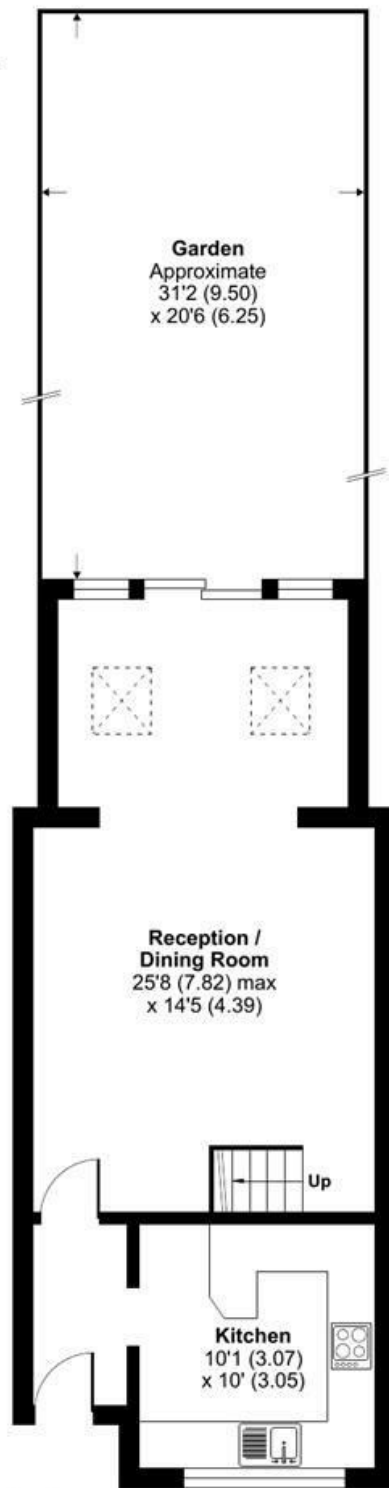
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Approximate Area = 894 sq ft / 83 sq m

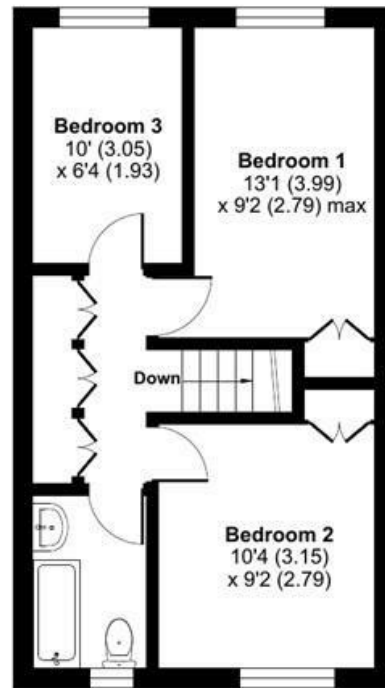
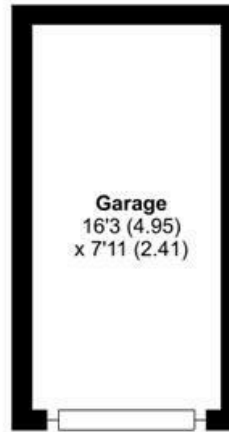
Garage = 131 sq ft / 12.1 sq m

Total = 1025 sq ft / 95.1 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Finders International Estate Agents. REF: 1068164

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	75	86

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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