

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
Tel: 020 8428 7161

Email: pinner@robertsonphillips.co.uk

Harrow: 020 8863 1122
Lettings: 020 8421 4847



**ROBERTSON
PHILLIPS**

Estate Agents



Princes Avenue, Watford

Guide Price £675,000



www.robertsonphillips.co.uk



This charming **FOUR DOUBLE** bedroom terraced property is presented in immaculate condition throughout benefiting from being one of the only properties on the road to have a loft conversion and a six metre rear extension, there are two generous bathrooms, one of them is an en - suite to the main bedroom on the second floor. On the first floor there are three good sized bedrooms and a family bathroom, the ground floor consists of a front reception room, utility/wc and open plan kitchen/dining/living area with bi - folding doors opening onto the garden, at the rear of the garden is a newly built garden studio. The property is situated close to Watford town with its shopping facilities, many eateries and leisure facilities, cassiobury metropolitan line station, sought after schools and transportation links are just a short walk from the property.



Ground Floor

Hallway

Window to front, Storage cupboard, stairs, door to:

Living Room 11' 5" x 11' 3" (3.48m x 3.43m)

Cosy private living room with bay window to front.

Utility/WC 10' 9" x 5' 3" (3.27m x 1.60m)

Incorporated WC/Utility including sink with mixer tap, space for dishwasher, automatic washing machine and tumble dryer.



Kitchen/Dining Room 24' 0" x 16' 3" (7.31m x 4.95m)

Recently extended, this modern kitchen dining living area is a perfect size for a large and entertaining space. Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, space for fridge/freezer and dishwasher, electric induction hob, electric oven, skylight, LTV vinyl flooring, bi-fold doors opening onto the patio and garden.

First Floor Landing

Stairs to second floor.

Bedroom 4 11' 3" x 6' 7" (3.43m x 2.01m)

The smallest of the four bedrooms but still big enough for a double bed. There is a window to the front and space for wardrobes.

Bedroom 3 11' 7" x 9' 5" (3.53m x 2.87m)

Another good sized double bedroom with Window to front.

Bedroom 2 13' 6" x 9' 4" (4.11m x 2.84m)

Great sized double bedroom with fitted wardrobes and window to rear.

Bathroom

Family bathroom with four piece suite, including steel bath, enclosed shower cubicle low level w/c and pedestal wash hand basin with mixer tap and window to rear.

Second floor landing

Space for a computer desk and door to eaves.

Main Bedroom 16' 6" x 14' 0" (5.03m x 4.26m)

Spacious main bedroom with fitted wardrobes and its own en-suite bathroom, both windows to rear.

En-suite

Fitted with three piece suite with double shower cubicle enclosure and low-level WC, pedestal wash hand basin with mixer tap, window to rear.

Garden 36' 0" x 0' 0" (10.96m x 0.00m)

Low maintenance garden with slate patio, lawn area, door to alley way and garden studio.

Garden Studio 14' 4" x 9' 4" (4.37m x 2.84m)

Newly built Garden Studio built to the highest spec with fully insulated cavity walls, thermal backed plasterboard, insulated ceilings and aluminium french doors.

Council Tax Band: C

EPC Rating: To be confirmed

Tenure: Freehold

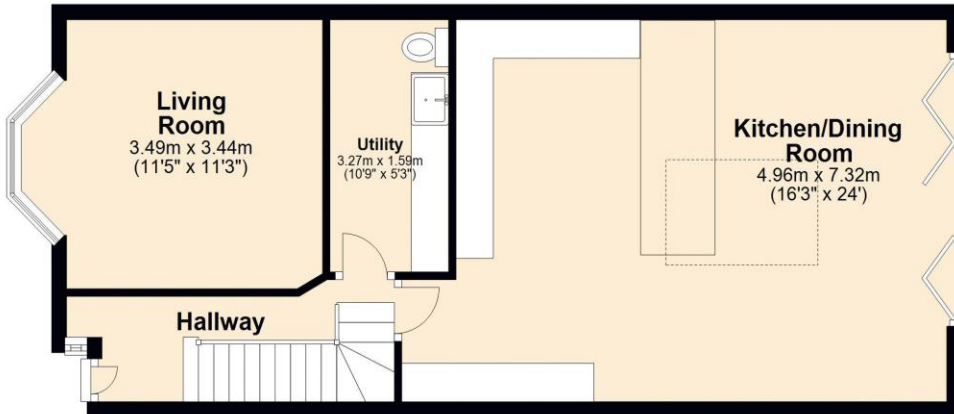


KEY FEATURES:

- Four Double Bedrooms
- En - suite bathroom
- Utility Room
- Six metre extension
- Garden Studio
- Immaculate Condition throughout
- Close to Grammer Schools & Metropolitan Line

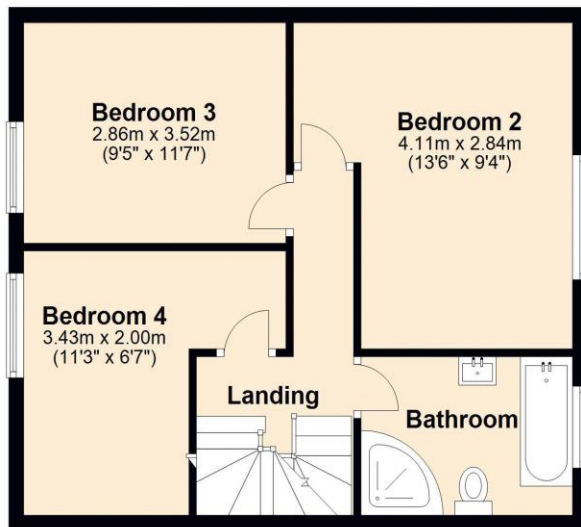
Ground Floor

Approx. 58.4 sq. metres (628.7 sq. feet)



First Floor

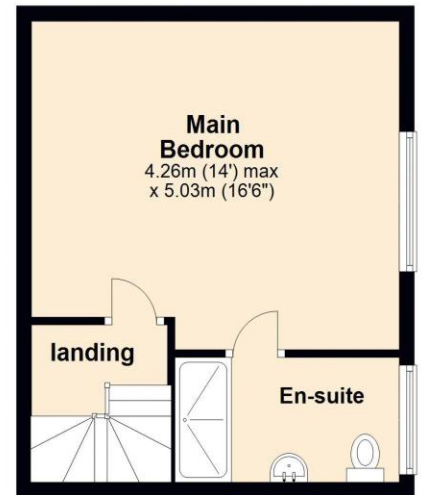
Approx. 46.9 sq. metres (504.8 sq. feet)



Total area: approx. 135.2 sq. metres (1455.6 sq. feet)

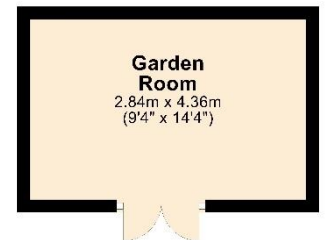
Second Floor

Approx. 29.9 sq. metres (322.1 sq. feet)



Ground Floor

Approx. 12.4 sq. metres (133.5 sq. feet)



Total area: approx. 12.4 sq. metres (133.5 sq. feet)



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.