



Norbury Avenue, Watford

£649,950



Exceptionally presented family home, located in this most desirable private gated devel



Exceptionally presented family home, located in this most desirable private gated development

Homesearch are pleased to present this stunning family home, in an exclusive private gated development. This beautifully designed property features three spacious bedrooms and three modern bathrooms, ensuring ample space and comfort for the whole family.

Upon entering, you are greeted by a delightful open-plan kitchen and lounge area, perfect for both everyday living and entertaining. The conservatory adds a charming touch, providing an ideal space to relax and enjoy the view of the garden. The home includes both front and rear gardens, with the rear garden being south-facing, offering plenty of sunlight throughout the day.

The main bedroom boasts an elegant ensuite, while the additional bedrooms share a stylish family bathroom. Practicality is also at the forefront, with allocated parking and a garage located at the rear of the property.

This exceptional home combines comfort, style, and convenience, making it the perfect choice for a modern family lifestyle.



## LOCATION

The property is located on a delightfully peaceful private gated development. Within easy reach of Watford town centre and boast excellent transport links.

Close To Watford Junction, M25, A41 & M1

TENURE	-	Freehold
EPC	RATING	D
COUNCIL	TAX	BAND

The property is located on a private gated development and we are advised there is a service charge of £1200 p.a.

- ◆ Stunning Family Home
- ◆ Private Gated Development
- ◆ Conservatory
- ◆ Garage
- ◆ Family Bathroom
- ◆ South Facing Rear Garden
- ◆ 3 Bedrooms
- ◆ Delightful Open Plan Kitchen / Lounge
- ◆ Gas Central Heating
- ◆ Parking
- ◆ Master With En-Suite
- ◆ Close To Watford Junction, M25, A41 &







Relax



HOMESearch







ISI  
HOMESearch





HOMESearch





HOMESEARCH





HOMESearch





HS  
HOMESEARCH

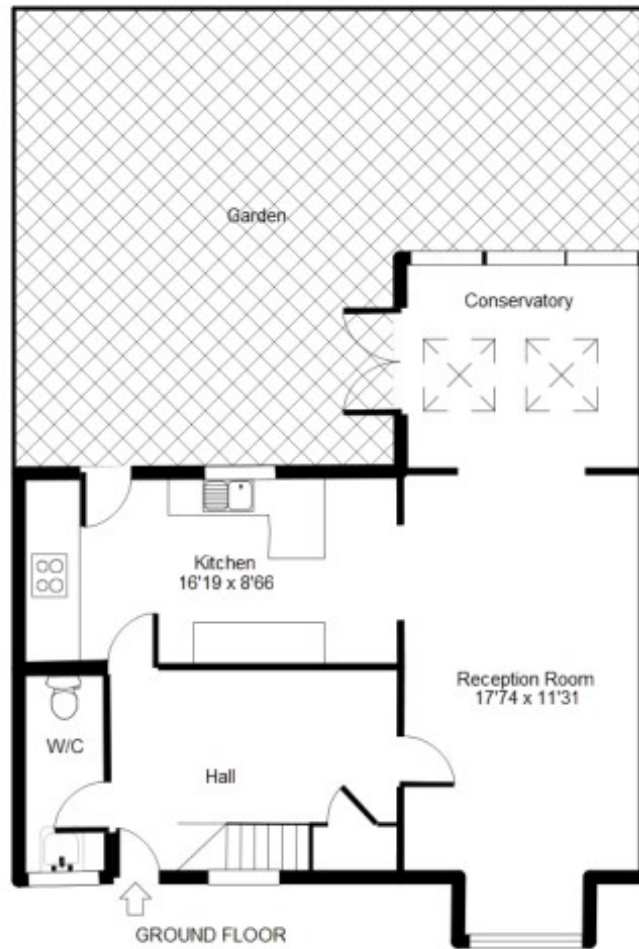












not shown in exact location

Norbury Avenue, WD24  
 TOTAL APPROX. FLOOR AREA 984 SQ FT  
 This floorplan is for illustration purposes only and is not drawn to scale



# Energy Performance Certificate

Certificate Number : 4500-3419-0622-8105-3423

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/4500-3419-0622-8105-3423>



HOMESearch

88 South Ealing Road, Ealing  
London, W5 4QB

telephone : 0208 560 0125

email : info@homesearchsales.co.uk

[www.homesearchsales.co.uk](http://www.homesearchsales.co.uk)

GENERAL DISCLAIMER. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there are any points of particular importance to you, we will be pleased to check the information for you. The measurements quoted are approximate. You must verify these dimensions carefully before ordering any items for the property. Please note we have not tested the services, appliances, fixture or fittings, and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These particulars are issued in good faith, but do not constitute a contract or part of a contract.