

Produced for James Estate Agents. REF: 1284885
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2025.



Swiss Avenue, Watford, WD18 7LN

Approximate Area = 1348 sq ft / 125.2 sq m
Store = 37 sq ft / 3.4 sq m
Outbuilding = 46 sq ft / 4.2 sq m
Total = 1431 sq ft / 132.8 sq m
For identification only - Not to scale

Energy Efficiency Rating	Current	Target
Energy Efficiency Rating	78	58

Not energy efficient - lower running costs
Very energy efficient - lower running costs

LOCAL AUTHORITY Watford Borough Council
TENURE Freehold
COUNCIL TAX BAND E
VIEWS By prior appointment only

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



GUIDE PRICE
£860,000
SWISS AVENUE
WATFORD, WD18 7LN

PROPERTY SUMMARY

Extended and well presented classic 4 bed semi-detached house in the sought-after Cassiobury Park area of Watford. It is situated just a short walk from Watford Boys Grammar and Watford Met station and on the edge of the beautiful Cassiobury Park. The house has been extended over 2 floors and has generous living space with separate lounge space, a classic dining room overlooking the lovely back garden and a spacious appliance fitted kitchen extending into family dining space. Also, benefits a large utility room and store/workshop. The extended upper floor has 4 bedrooms, the generous size master bedroom has an en-suite shower room. A lovely rear garden and off street parking at the front.

4



2



2

