



**Connells**

Eastlea Avenue  
Watford



### Property Description

\*\*\*GUIDE PRICE £575,000 - £600,000\*\*\* A very well presented larger style, chain free, four bedroom home. This house is perfect for the growing family with extensive accommodation including a large kitchen/diner, lounge area, downstairs bathroom with under-floor heating and handy water softener, four upstairs bedrooms and upstairs shower room. The property has been very well looked after by the current owners and is council tax band D. With the perfect large rear garden with feature 'pub bar' - great for the warmer months. Local reputable schools include Knutsford, Parkgate and Highwood and road links such as A41 and M1. Your internal viewing is highly recommended.



## Entrance Hall

Front door.

## Lounge

24' 3" x 10' 11" ( 7.39m x 3.33m )

Window, two radiators.

## Bathroom

Tiled floor, wash hand basin in vanity unit, tiled walls, radiator, WC, bath.

## Kitchen/ Diner

10' 11" max x 23' 3" max ( 3.33m max x 7.09m max )

Kitchen area with tiled floor, sink with drainer, cooker point with cooker hood, built in fridge/ freezer, built in dishwasher and washing machine, diner area with doors to rear garden.

## First Floor Landing

### Bedroom 1

12' x 12' 1" ( 3.66m x 3.68m )

Dual aspect bedroom, windows, radiator.

### Bedroom 2

11' x 11' ( 3.35m x 3.35m )

Radiator, window to rear.

### Bedroom 3

8' 4" x 13' 2" ( 2.54m x 4.01m )

Window, radiator.

### Bedroom 4

10' 10" x 6' 8" ( 3.30m x 2.03m )

Radiator, window.

## Shower Room

Wash hand basin, WC, extractor fan, shower cubicle.

## Outside

### Rear Garden

Large lawn area, patio area, outhouse/ bar.

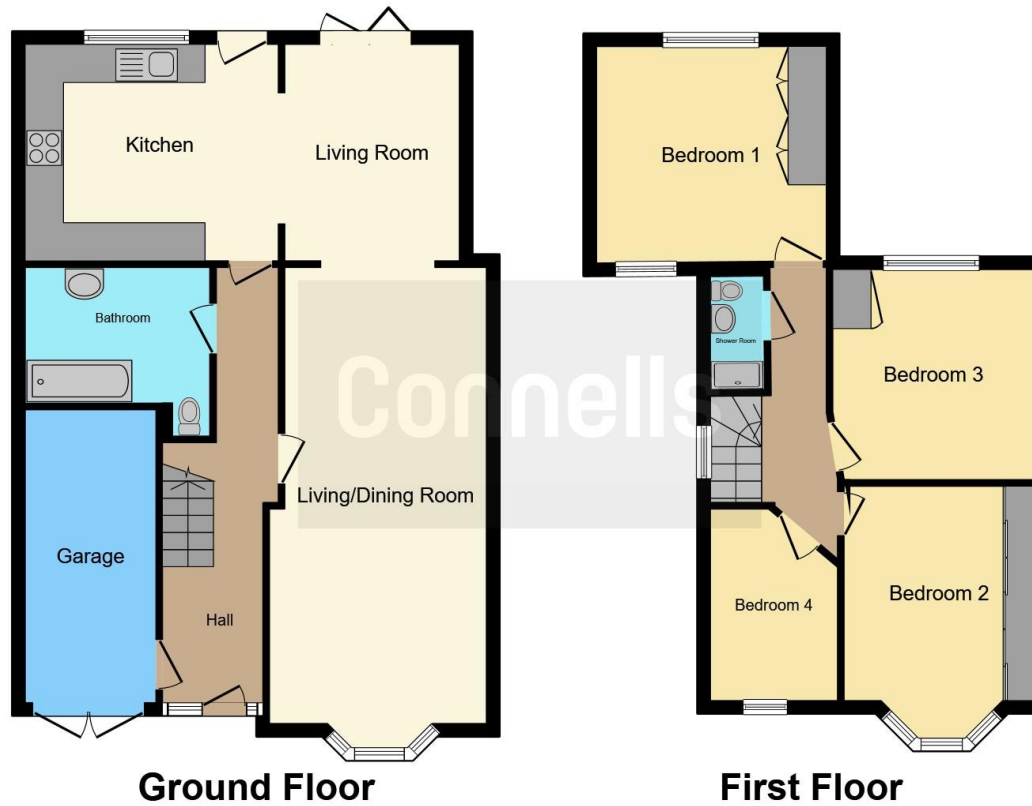
### Front Garden

Paved.









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To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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