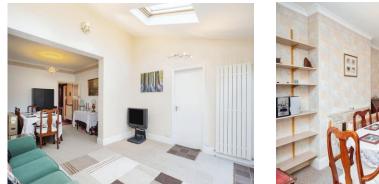


North Western Avenue WATFORD



North Western Avenue WATFORD WD25 0AE







Property Description

This home can be used as either a four bedroom home, with a spacious fourth bedroom downstairs with ensuite (downstairs shower room) or a three bedroom with this room being used as another reception room. With Gas central heating, a fully integrated country style galley kitchen, and upstairs are three bedrooms, one is currently used as a gym). A family bathroom & separate WC, large upper hallway has potential for upper floor changes or scope for possible loft conversion STPP. There is a hatch in hall to mostly boarded loft for storage. Good sized double DG window at top of stairs.A large dormer space. On desirable Garston side of North Western Avenue, set back from the road & Avenue with trees, a large drive to fit up to four cars & welcome home/security light, small planted boarder inside front fence & gate to the right of driveway, planter troughs under front window, contrasting edge stones to block paving all around, locking double gates to left of house to neighbours fence, a well kept boarder planting & a front fence.

Entrance Porch

Front door.

Cloakroom

WC, radiator, two windows.

Front Lounge 11' 11" x 12' 5" plus bay (3.63m x 3.78m

plus bay)

part printed & part plain coloured papered walls. A very sunny room.

Blue & yellow front lounge with electric mock fireplace heater on black tiles, in front of chimney cover with lots of decorative grey/rust slate tiling & wood shelves mantle piece, radiator in DG bay window & colour match curtains.

Through lounge/ Diner

Enough room to easily seat 8 & have room for some furniture, with Gas fireplace on marble hearth & light coloured stone & cement fire surround & shelf, original chimney covered & Small additional radiator.

with Bifold DG doors across the entire width of the main room of the added rear single story extension. Giving fantastic views & access to the garden, with 2 new contemporary tall radiators 2 multi light rails with multiple switched settings & pitched roof with 2 DG Velux windows in rear main room & one over the 2nd bathroom under reconstruction with 2 large DG obscure windows. Electric light, Extractor fan & power fused box for shower already installed just outside in the main room.

Kitchen

17' 4" x 8' 2" (5.28m x 2.49m) This integrated kitchen hides the boiler, fridge freezer, dishwasher, washing machine & tumble dryer with vent to outside & a sliding integrated double bin with lid. Eye height double oven & glass top electric hob & extractor hood, matching coloured 1 & a half sinks (new mixer tap to be fitted), plenty of storage including double length cupboard for full length brooms mops etc, & open shelving & wine rack. Hard wearing easy clean flooring. Lots of worktop space, a Tilt in or open inward large DG window & rear Door to side & rear Garden. Concrete hard standing to Gates at front & security light.

First Floor Landing

Bedroom 1

9' 9" plus wardrobes x 12' 4" plus bay (2.97m plus wardrobes x 3.76m plus bay)

DG bay windows extending the room & radiator underneath. Then has built in wardrobes either side of a central dressing table Mirror & overhead lighting along one wall.

There is a main light plus a second electric fan & light unit over the center of the bed position with individual cord for each operation, & main light benefits from dual wall & pull cord operation. This is a large double room which overlooks the front of the property.

Bedroom 2

9' 2" max x 11' 5" (2.79m max x 3.48m)

shelving in old chimney space (covering old fireplace) DG windows, facing rear garden, curtains, with radiator underneath & has dual wall & over-bed pull cord light operation.

Bedroom 3

10' 2" x 8' 4" (3.10m x 2.54m)

This room can make a small double or very comfortable single bedroom, though has been used as a gym for some time.

DG windows facing rear garden with curtains & has dual wall & over-bed pull cord light operation.

Bathroom

The upstairs family bathroom has an height adjustable Electric Shower over bath & add mixer tap over Bath with a shower attachment that can also be used off the wall or in hand. All Taps are mixer type & chrome with 2 additional Chrome hand rails on the wall in the shower. Colour match suite mirror & corner shelving unit & brackets holding a glass towel rail over radiator & extra light over mirror with shaver power point & extractor fan. window blind, DG obscure glass unit with top opener.



Separate Wc

a separate WC in next room half tiled & half papered, Twin flush White toilet & DG obscure glass opening window.

Loft Space

Insulated, pull down ladder.

Outside

Rear Garden



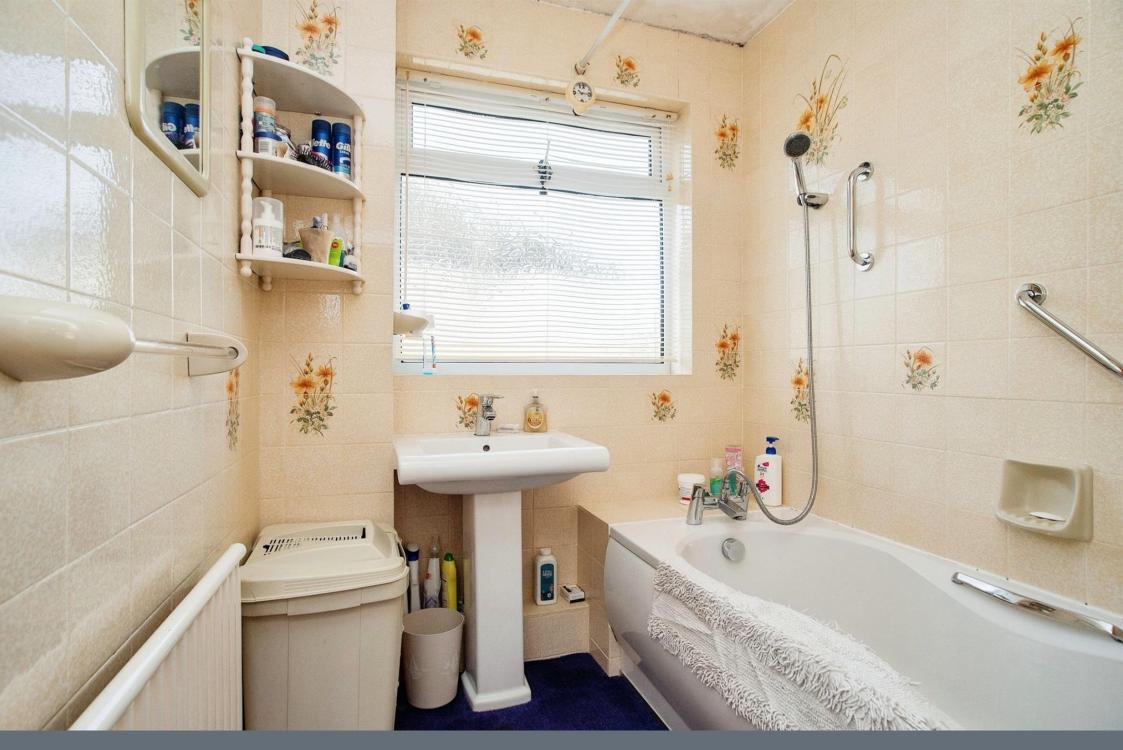






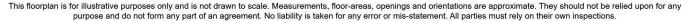






Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes





To view this property please contact Connells on

T 01923 674504 E leavesden@connells.co.uk

1 Cunningham Way Leavesden Abbots Langley WD25 7NG

EPC Rating: D

Tenure: Freehold





view this property online connells.co.uk/Property/LEA102780

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk