



Connells

North Western Avenue
WATFORD



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









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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

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