



Connells

North Western Avenue
Watford



Property Description

A charming three bedroom semi detached house boasting extensive landscaped gardens. With off road parking to the front as well as the large front garden, a garage, a downstairs WC, a through lounge and a smart fitted kitchen all on the ground floor, this home has to be seen to be believed. There is potential to extend STPP. On the first floor there are two double bedrooms, a single bedroom and a modern family bathroom. This property is ready to move into as the current owners have kept the decorative order modern and well maintained. Local schools include Cheery Tree, The Orchard and Stanborough school. Leggatts Green is perfect for family recreation. The A41 is great for travel into London and to use M1 & M25.

Entrance Hall

Front door.

Through Lounge

27' x 12' 2" max (8.23m x 3.71m max)

Bay window to front, patio doors to rear.

Kitchen

11' 7" x 9' 6" (3.53m x 2.90m)

Larder, sink with drainer, cooker point.

Garage

Cloak Room

Double glazed door to rear, WC.



First Floor

Bedroom 1

12' 8" x 11' 3" (3.86m x 3.43m)

Double glazed window to front.

Bedroom 2

10' 9" x 10' 5" (3.28m x 3.17m)

Window to rear.

Bedroom 3

9' 1" x 8' (2.77m x 2.44m)

Double glazed window to front, storage.

Bathroom

Double glazed window to rear, WC, bath, wash hand basin.

Loft

Front Garden

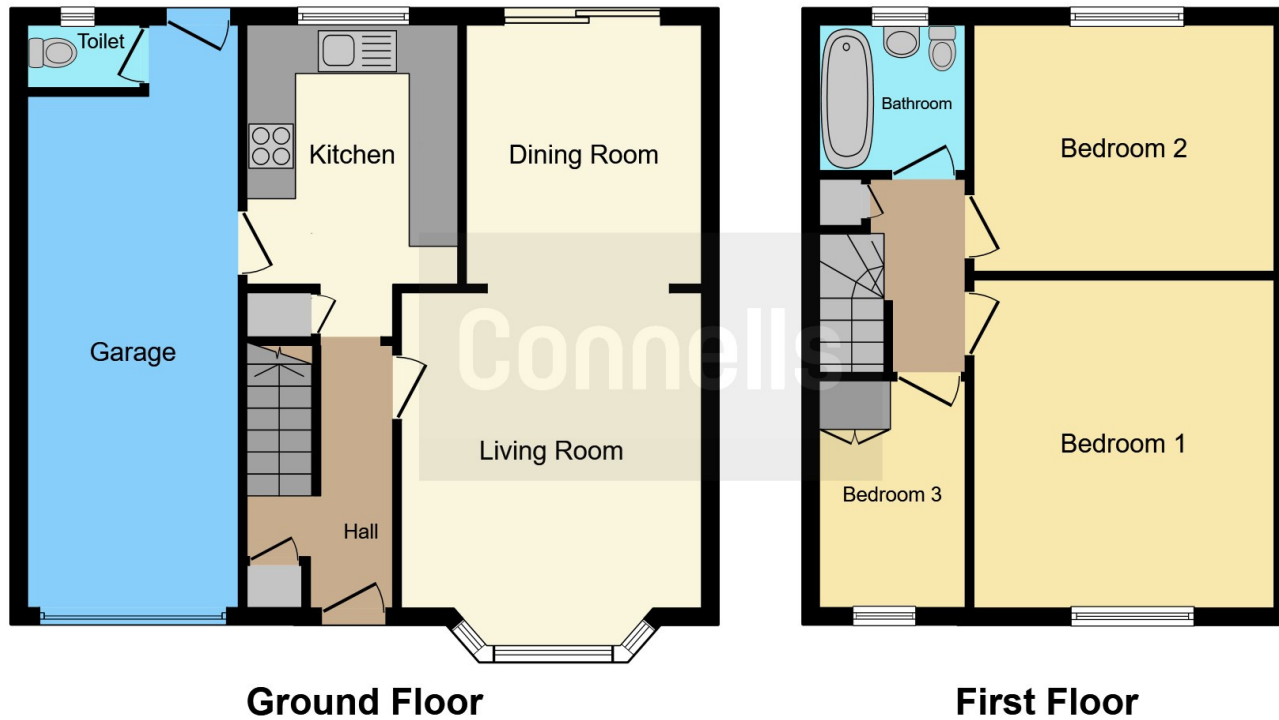
Rear Garden

Extensive landscaped gardens and lawn areas with shrubs, patio area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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