



**Connells**

North Western Avenue  
Watford



### Property Description

This beautiful three-bedroom semi-detached house in Watford blends stylish modern living with convenience. boasting exceptional features such as an executive garden office, ideal for remote work or creative pursuits. The living space downstairs is impressive with a large lounge/dining room leading onto a separate modern fitted kitchen with intergrated appliances, perfect for the whole family and entertaining. Upstairs the house has three bedrooms one of which is currently being used as a walk-in wardrobe and a bathroom suite off the landing, 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.

## Lounge/ Diner

Window, door to rear, skylight, laminate flooring.

## Kitchen

16' 8" max x 8' 5" plus recess ( 5.08m max x 2.57m plus recess )

Tiled floor, window, cooker point with extractor over, plumbing for dishwasher, range of wall and floor units.

## First Floor Landing

## Bedroom 1

16' 2" x 9' 1" plus recess ( 4.93m x 2.77m plus recess )

Window, radiator.

## Bedroom 2

11' 8" x 8' 8" ( 3.56m x 2.64m )

Window, radiator.

## Bedroom 3

7' 2" x 6' 7" ( 2.18m x 2.01m )

Radiator, window.

## Bathroom

Bath with shower attachment, tiled walls, WC, wash hand basin, window.

## Outside

## Outbuilding

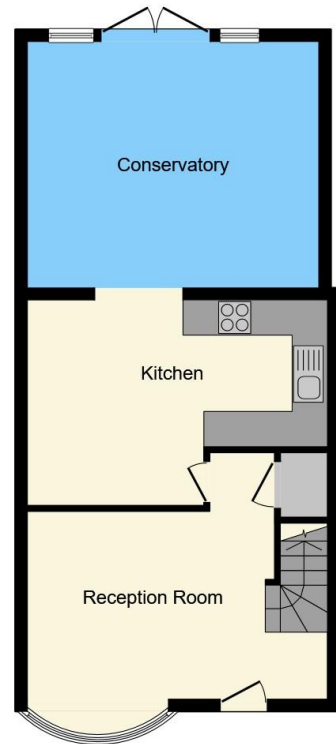
19' 2" x 15' 3" ( 5.84m x 4.65m )

Two windows, laminate flooring.





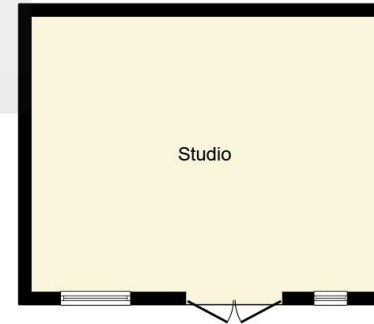




**Ground Floor**



**First Floor**



**Outbuilding**

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](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Freehold

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