



Connells

Eastlea Avenue
Watford

Eastlea Avenue
Watford WD25 9DG

for sale offers in excess of
£550,000



Property Description

GUIDE PRICE £550,000 TO £575,000

This beautifully presented four-bedroom semi-detached home is nestled in a quiet cul-de-sac, offering the perfect setting for family living. With the added benefit of no onward chain and off-road parking, this spacious property is a must-see.

The ground floor welcomes you with a generous through-lounge, providing ample space for relaxation and entertaining. The modern fitted kitchen is a highlight, featuring a stylish island that seamlessly blends functionality with contemporary design. Additionally, there is a versatile bedroom/reception room with an ensuite shower room, offering flexible living arrangements ideal for guests or multi-generational families. Upstairs, you'll find two well-proportioned double bedrooms and a comfortable single bedroom, all tastefully decorated. The family bathroom is conveniently located and serves the bedrooms with ease. The beautifully maintained rear garden is perfect for family gatherings and outdoor play. It includes two practical sheds, offering ample storage space to keep everything neat and organized. This fantastic family home is perfectly positioned close to Knutsford School and provides easy access to the A41, ensuring excellent connectivity for commuters.

Recently redecorated throughout, this property is ready for its new owners to move straight in and start creating memories. Don't miss out on this wonderful opportunity - arrange your viewing today!

Entrance Porch

Front door.

Entrance Hall

Front door, under stairs storage, radiator.

Lounge

32' 6" max x 10' 1" plus recess (9.91m max x 3.07m plus recess)

Two radiators, fireplace with gas point, skylight, bay window, patio door to rear.

Kitchen

17' 1" max x 12' 4" max (5.21m max x 3.76m max)

Fitted kitchen comprising wall and base units, plumbing for washing machine, space for tumble dryer, space for fridge/ freezer, space for dishwasher, stainless steel sink with drainer, double oven and gas hob, under floor heating, granite work tops.

Reception Room/ Bedroom 4

15' x 6' 7" (4.57m x 2.01m)

Window, radiator.

Shower Room

WC, shower cubicle, wash hand basin, under floor heating.

First Floor Landing

Bedroom 1

11' 1" plus bay x 8' 3" plus wardrobe (3.38m plus bay x 2.51m plus wardrobe)

Radiator, fitted wardrobe, bay window.

Bedroom 2

9' max x 10' 11" max (2.74m max x 3.33m max)

Radiator, window, fitted wardrobes.

Bedroom 3

Radiator, window.

Bathroom

Tiled walls, window, bath with shower attachment, radiator, basin in vanity unit.

Outside

Rear Garden

Two sheds, rear access, patio area.

Front Garden

Paved.









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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