



Connells

North Western Avenue
Watford

North Western Avenue
Watford WD25 0AQ

for sale offers over
£450,000



Property Description

This home in Watford truly stands out as a gem! The seamless flow between the stylish lounge and dining area creates an inviting and spacious environment, perfect for both family living and hosting gatherings. The modern kitchen with the added utility area enhances its practicality, making it a dream for anyone who loves to cook or entertain. Upstairs, the three well-proportioned bedrooms offer plenty of space for relaxation, while the sleek bathroom suite adds a touch of luxury. The property's pristine condition, thanks to the owners' meticulous care, means it's ready for you to move in without a worry. Additionally, the neighborhood's top-rated schools, picturesque Leggatts Green, and easy access to major roadways make it an exceptional choice for families. This house not only offers comfort and convenience but also a sense of community and lifestyle that's hard to beat. It truly is a wonderful place to call home!



Entrance Hall

Front door.

Shower Room

Window, wash hand basin, WC, shower cubicle.

Lounge/ Diner

10' 5" max x 11' 8" max (3.17m max x 3.56m max)

Laminate flooring, two radiators, window.

Kitchen

14' 8" x 10' 1" (4.47m x 3.07m)

Fitted kitchen area with wall and base units, cooker point with cooker hood, sink with drainer, integrated dishwasher, window, skylight.

Utility Area

5' 10" max x 5' 3" max (1.78m max x 1.60m max)

First Floor Landing

Bedroom 1

11' 9" x 8' 5" (3.58m x 2.57m)

Wardrobes, radiator, window.

Bedroom 2

10' 1" x 8' 3" (3.07m x 2.51m)

Wardrobes, radiator, window.

Bedroom 3

6' 7" x 7' 3" (2.01m x 2.21m)

Radiator, window.

Bathroom

WC, bath with shower attachment over, tiled walls, window, wash hand basin, radiator.

Loft Space

Boarded.

Outside

Rear Garden

Lawn area, patio area.

Front Garden

Path to front door.









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: D

Tenure: Freehold

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Property Ref: LEA102889 - 0004