



**Connells**

North Western Avenue  
Watford



North Western Avenue  
Watford WD25 0AE

for sale offers over  
**£500,000**



### Property Description

This spacious three-bedroom family home, with a garage and off-road parking, is situated in the highly sought-after location of North Western Avenue. Ideal for family living, the property boasts a modern decorative finish, featuring a bright, well-equipped kitchen and two large reception rooms on the ground floor. Upstairs, you'll find two generous double bedrooms, a single bedroom, a bathroom, and a separate WC. The home is conveniently located near Cherry Tree and Beechfields schools, with easy access to the M1 and M25 motorways. Additionally, Asda and Sainsbury's superstores are within close proximity. We highly recommend scheduling a viewing to fully appreciate what this home has to offer!



## Entrance Porch

Front door.

## Entrance Hall

Front door, under stairs built in storage.

## Reception Room 1

12' 6" max x 13' 1" max ( 3.81m max x 3.99m max )

Patio doors to rear garden, radiator, carpet.

## Reception Room 2

13' 11" max x 12' 6" plus recess ( 4.24m max x 3.81m plus recess )

Radiator, window to front, carpet.

## Kitchen

16' 5" max x 8' max ( 5.00m max x 2.44m max )

Range of wall and floor units, work surfaces, integrated cooker, stainless steel sink with drainer, windows to side and rear, radiator, boiler, door to side.

## First Floor Landing

## Bedroom 1

11' 4" plus bay window x 11' 4" plus recess ( 3.45m plus bay window x 3.45m plus recess )

Bay window to front, fitted wardrobes, radiator.

## Bedroom 2

12' 8" max x 10' 9" plus recess ( 3.86m max x 3.28m plus recess )

Radiator, window.

## Bedroom 3

8' max x 7' max ( 2.44m max x 2.13m max )

Radiator, fitted wardrobe, window.

## Bathroom

Bath with shower attachment over, basin in vanity unit, window, heated towel rail.

## Separate Wc

Window to side, WC.

## Outside

## Front Garden

Driveway, side access.

## Rear Garden

Mainly laid to lawn, patio area.

## Garage

14' 1" x 8' 6" ( 4.29m x 2.59m )















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: D**

Tenure: Freehold

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