



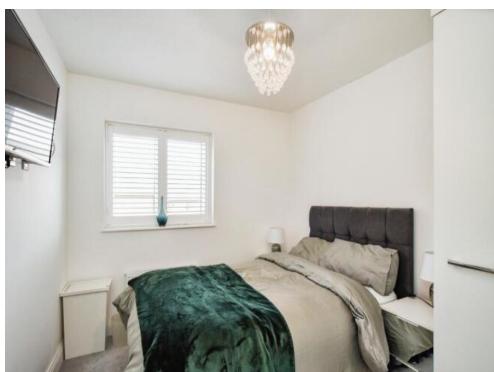
**Connells**

Anvil Avenue  
Watford



## Property Description

A superb five bedroom detached house. Ready to move into, this stunning and prestigious property is very spacious and has everything a growing family could need. With bedrooms spread over all three floors, three ensuite shower rooms, a feature kitchen/living space with skylights, a manicured large rear garden and off road parking plus a garage. Well placed for sought after Parmiters senior school and convenient for Little Waitrose at Shell, this home is perfect for modern effortless living. This home must be seen to be believed!



### Entrance Hall

Front door.

### Cloakroom

Wash hand basin in vanity unit, radiator, WC, window, extractor fan, laminate flooring.

### Lounge

15' 2" plus bay x 11' 3" ( 4.62m plus bay x 3.43m )

Carpet, radiator, bay window.

### Kitchen/ Living Area

L shaped space, open plan living space/kitchen area, kitchen area comprising wall and base units, integrated fridge/ freezer and microwave, integrated oven and hob, induction fan, fitted dishwasher, plumbing for washing machine, living space comprising skylights, door to rear.

### Bedroom 3

15' 6" max x 9' 6" max ( 4.72m max x 2.90m max )

Laminate flooring, radiator, window.

### Ensuite

WC, radiator, shaver point, extractor fan, skylight, shower cubicle, basin in vanity unit.

## First Floor

### Bedroom 2

Irregular shape, radiator, window, built in wardrobe.

### Ensuite

Shower cubicle, WC, tiled wall, vanity unit, window.

### Bedroom 4

8' 8" x 10' 7" ( 2.64m x 3.23m )

Radiator, window, built in wardrobes.

### Bedroom 5

11' 4" x 8' 8" plus recess ( 3.45m x 2.64m plus recess )

Radiator, window.

### Bathroom

Bath, taps with shower attachment, window, basin with vanity unit, WC, extractor fan, tiled walls, radiator, shaver point.

## Second Floor

### Master Bedroom

Some restricted head space, radiator, window, walk in wardrobe, built in wardrobe.

### Ensuite

Shower cubicle, tiled walls, radiator, skylight, WC, wash hand basin.

### Outside

### Front Garden

Parking.

### Rear Garden

Lawn area, patio area, side access.

### Garage

Power & light.









**Ground Floor**



**First Floor**



**Second Floor**

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To view this property please contact Connells on

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EPC Rating: B    Council Tax  
 Band: F

Tenure: Freehold

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