



8 Inkwell Avenue

, Watford, WD18 0LW

£2,900

Daniel Ford Estates is delighted to introduce this exquisite, new build terraced house located in the vibrant heart of Watford.

This stunning property offers three spacious bedrooms, two bathrooms (including one ensuite) and a separate toilet. The modern interior features wooden flooring throughout the open-plan living room and kitchen, complemented by stylish grey fitted carpet throughout the property giving it a sophisticated touch.

Also providing its own private garden and patio.

Conveniently situated near local amenities such as Lidl and Watford High Street.

Viewing

Please contact us on 020 3198 4517 if you wish to arrange a viewing appointment for this property or require further information.



3



2



1



B

Floor Plan

The Sedge

Three Bedroom

Plots 85', 86', 87', 88', 89', 90', 91', 92', 93', 94 & 95'

*Plots 85, 87, 89, 91, 93 and 95 are funded.

Ground Floor: Courtyard Garden, Utility, Kitchen/Living/Dining Area, Private Patio

First Floor: Bedroom 2, Bath, Bedroom 3

Second Floor: Bedroom 1, En Suite, Roof Terrace

Legend: B - Boiler, BCS - Bicycle Store, BS - Bin Store, HWC - Hot Water Cylinder, St - Store, WC - Cloakroom

TOTAL INTERNAL AREA	102 sq. m.	1,099 sq. ft.
Kitchen/Living/Dining Area	9.10m x 3.00m	29'10" x 9'10"
Bedroom 1	4.00m x 4.15m	13'1" x 13'7"
Bedroom 2	3.80m x 4.15m	12'6" x 13'7"
Bedroom 3	2.95m x 4.15m	9'8" x 13'7"
Roof Terrace	2.45m x 4.05m	8'0" x 13'3"
Courtyard Garden	3.00m x 4.50m	9'10" x 14'9"

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	96		

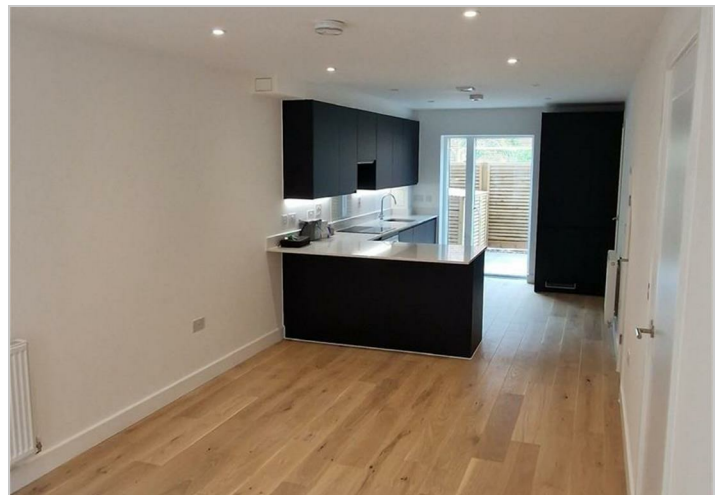
Energy Efficiency Rating Legend:

- A: 92 plus (Very energy efficient - lower running costs)
- B: 81-91
- C: 69-80
- D: 55-68
- E: 39-54
- F: 21-38
- G: 1-20 (Not energy efficient - higher running costs)

Environmental Impact (CO₂) Rating Legend:

- A: 92 plus (Very environmentally friendly - lower CO₂ emissions)
- B: 81-91
- C: 69-80
- D: 55-68
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England & Wales | EU Directive 2002/91/EC



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