



# 16 Inkwell Avenue

, Watford, WD18 0LW

## £2,400

Welcome to this stunning mid-terrace house located on Inkwell Avenue in the vibrant town of Watford. Built in 2024, this modern property offers a perfect blend of contemporary design and comfortable living. Spanning an impressive 1,098 square feet, the home features three well-proportioned bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The layout is thoughtfully designed to maximise both space and light, creating a welcoming environment throughout.

The property boasts two stylish bathrooms, ensuring convenience for all residents. Each bathroom is fitted with modern fixtures and finishes, providing a touch of luxury to your daily routine.

Situated in a desirable area of Watford, this home benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The location also offers great transport links, making it an ideal choice for commuters.

This mid-terrace house is not just a property; it is a place where you can create lasting memories. With its modern features and prime location, it presents a fantastic opportunity for anyone looking to settle in Watford. Don't miss your chance to make this beautiful house your new home.

### Viewing

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





## Floor Plan

## Area Map

# 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 buildable

**Ground Floor**

**First Floor**

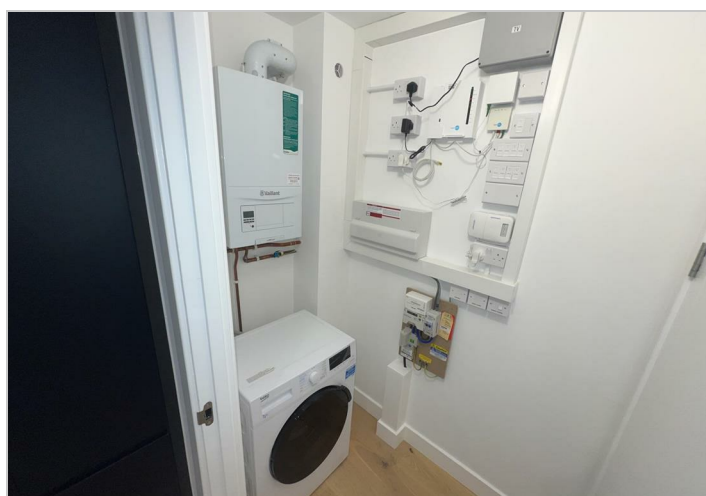
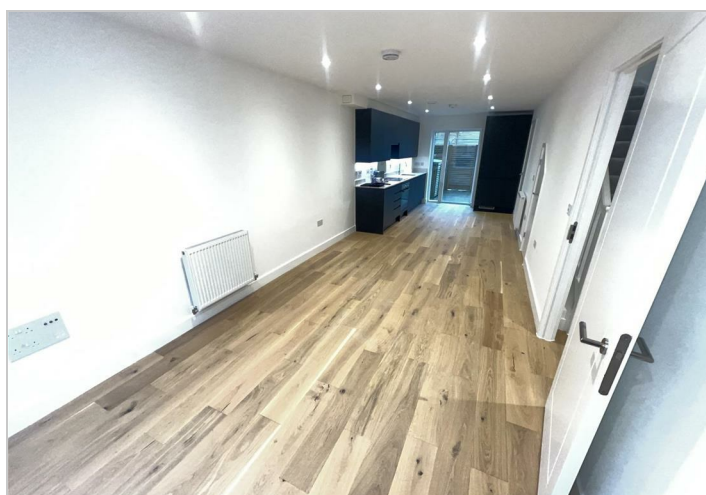
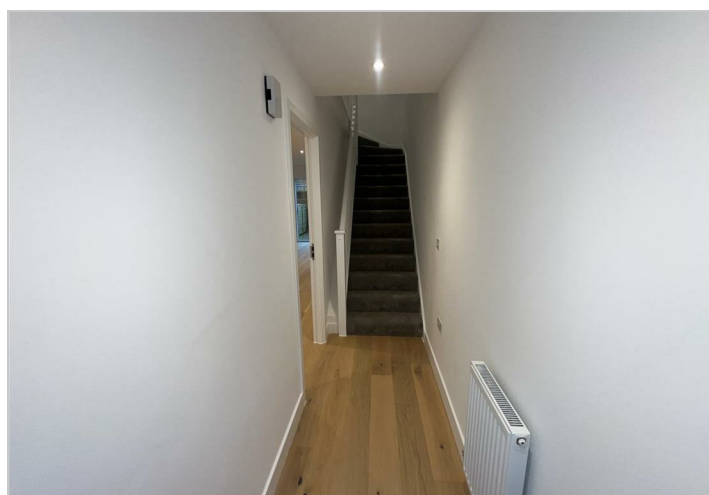
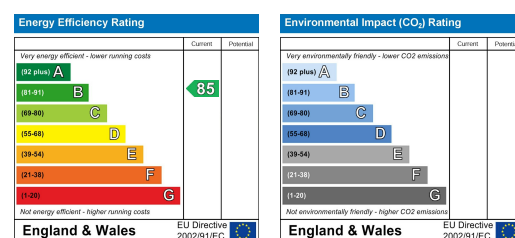
**Second Floor**

**B** - Boiler **BCS** - Bicycle Store **BS** - Bin Store **MWC** - 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"



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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