



Norbury Avenue

Watford

£450,000

A superb modern two bedroom family home located on a private gated community in the much sought after Reeds development. In our opinion it is beautifully presented throughout and benefits from being offered for sale completely chain free.

This property is perfect for first-time buyers and investors alike, with excellent transport links including walking distance to Watford Junction Station, as well as easy access to the A41 and M1 motorways. Watford High Street and Shopping Centre are just a short walk away, offering a variety of shops, eateries, entertainment, and recreational facilities.

Watford Council Tax Band D

Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- Two double bedrooms
- Spacious Lounge/Diner
- Family bathroom
- Low-Maintenance Rear Garden
- Modern house
- Ideal first time home



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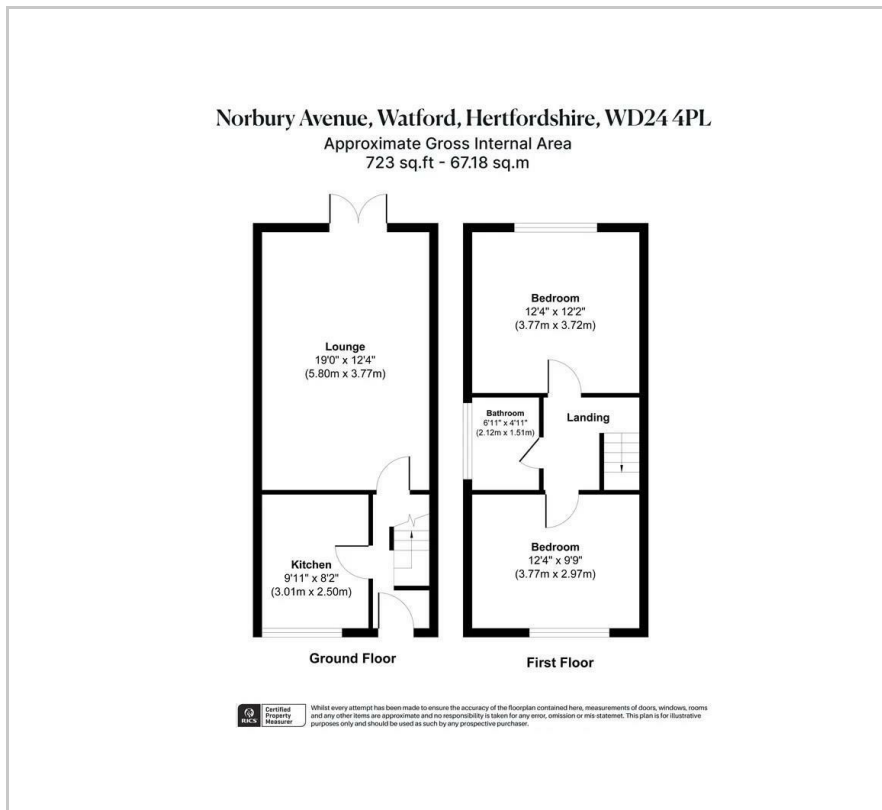


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C

Floor Plan



Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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