



**Connells**

Tudor Avenue  
WATFORD



## Property Description

**\*\* GUIDE PRICE £700,000 - £725,000 \*\***  
Connells are delighted to bring this extended beautifully presented semi-detached house to the market that is situated on a highly sought after residential road in North Watford. Offering ample living accommodation throughout, the property comprises of two reception rooms, a modern fitted kitchen, five well-proportioned bedrooms and a family bathroom suite. Benefits include a downstairs cloakroom, an additional shower room, plenty of storage space throughout, a well-maintained rear garden and off-street parking for several cars.

An ideal family home, the property is conveniently located with access to several transport links including Watford North Station and Watford Junction Station as well as the M1, M25 and A41 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments. There are a range of local shops and amenities within walking distance with Watford High Street and Shopping Centre being a short drive away providing further shops, amenities, entertainment and recreational facilities.

For more information or to arrange a viewing, please contact Connells today.

## External Porch

## Entrance Hall

Door to front aspect, windows to front aspect,

stairs to first floor landing, radiator, under-stairs cupboard, gas / electric meters.

## Cloakroom

WC, hand wash basin.

## Living Room

14' 10" Into Bay x 12' 11" Max ( 4.52m Into Bay x 3.94m Max )

Bay window to front aspect, double glazed, feature fire place, radiator, television point, telephone point.

## Dining Room

11' 11" x 10' 6" ( 3.63m x 3.20m )

Two radiators, feature fireplace with an open fire, open plan to kitchen / diner.

## Kitchen / Diner

18' 1" x 12' 9" ( 5.51m x 3.89m )

Modern fitted kitchen comprised of wall and base units with solid wood work surfaces and tiling to complement, windows to the rear aspect, double glazed, ceramic sink with drainer, plumbing for a dishwasher, space for dining area, double glazed patio door to the rear aspect, glass roof, black column radiator.

## Additional Kitchen Area

8' 8" x 8' 6" ( 2.64m x 2.59m )

Wood flooring, range cooker, space for a fridge / freezer, door to the side aspect.

## First Floor Landing

Stairs from entrance hall, window to side aspect.

### Bedroom One

15' 6" Into Bay x 10' 11" ( 4.72m Into Bay x 3.33m )

Bay window to front aspect, double glazed, radiator, built in wardrobes, feature fire place.

### Bedroom Two

12' x 10' 4" ( 3.66m x 3.15m )

Window to rear aspect, double glazed, radiator, feature fire place.

### Bedroom Three

8' 1" x 8' ( 2.46m x 2.44m )

Window to front aspect, double glazed, radiator.

### Bathroom

Window to side and rear aspect, double glazed, free standing bath, mixer taps with a hand shower attachment, wash hand basin, low level WC, radiator.

### Second Floor Landing

Stairs from first floor landing, window to side aspect.

### Bedroom Four

12' 9" MAX x 9' ( 3.89m MAX x 2.74m )

Windows to rear aspect, double glazed, built in wardrobes, radiator.

### Bedroom Five

12' 9" Max x 9' 5" Max ( 3.89m Max x 2.87m Max )

Velux glazed window to the front aspect, range of built in wardrobes, storage in eaves.

### Shower Room

Windows to the rear aspect, double glazed, shower cubicle with a glazed shower screen, wall hung wash basin, low level WC, radiator.

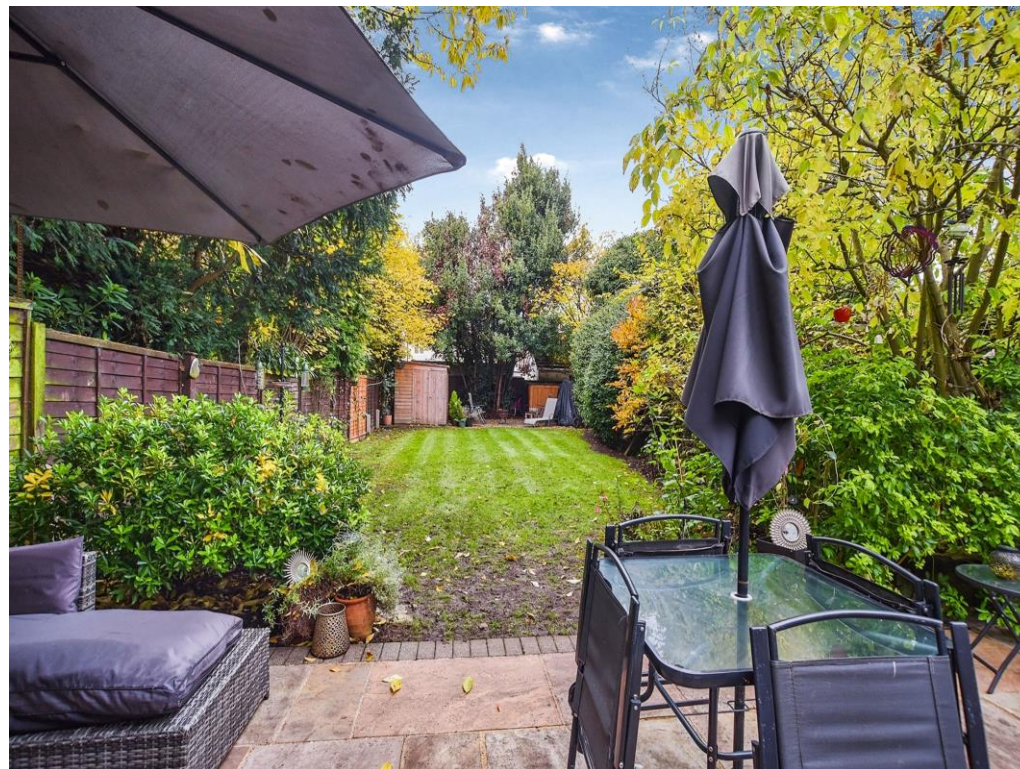
### Outside

#### Front Garden

Gravel driveway with parking for several cars, brick built raised flower beds.

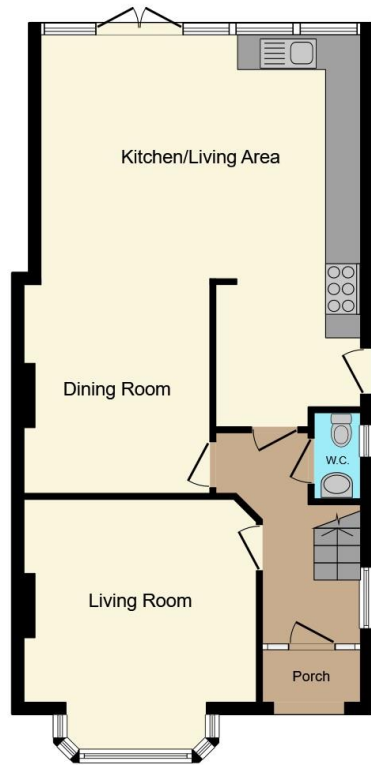
#### Rear Garden

Mainly laid to lawn with shrub boarders, patio area, side access, wooden shed.

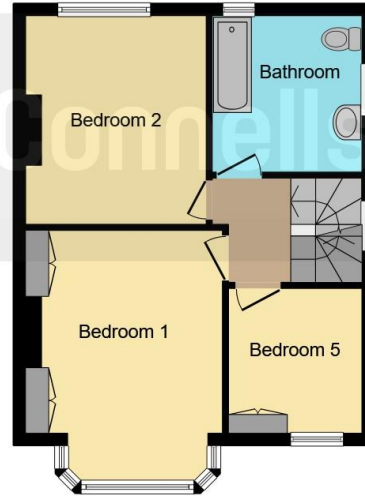




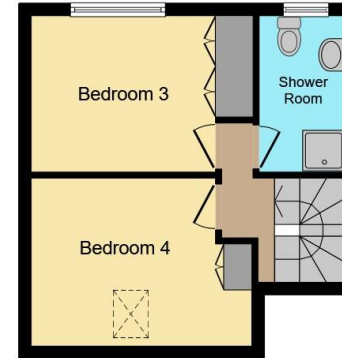




**Ground Floor**



**First Floor**



**Second Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

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**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF313146](http://connells.co.uk/Property/WTF313146)**



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