

for sale

offers in excess of **£425,000**



Norbury Avenue Watford WD24 4PL

**\*\* SOUGHT AFTER REEDS  
DEVELOPMENT \*\* PRIVATE GATED  
ROAD \*\* WELL-PRESENTED MID-  
TERRACED HOUSE \*\* SIZEABLE  
RECEPTION ROOM \*\* TWO DOUBLE  
BEDROOMS\*\* CONSERVATORY \*\*  
ENCLOSED REAR GARDEN \*\*  
ALLOCATED PARKING SPACE \*\* IDEAL  
FOR FIRST TIME BUYERS OR**





# Norbury Avenue Watford WD24 4PL

## Agents Note

There is a maintenance charge of approx. £900 PA. This includes residential use of the communal grounds and parking at rear of the property.

## Entrance Hall

Door to front aspect, stairs to first floor landing, radiator.

## Living Room

14' 4" MAX x 12' 1" MAX ( 4.37m MAX x 3.68m MAX )  
Windows to rear aspect, patio doors to conservatory, television point, telephone point, under-stairs storage, radiator.

## Conservatory

11' 1" MAX x 7' 8" MAX ( 3.38m MAX x 2.34m MAX )  
Windows to side and rear, door to rear garden.

## Kitchen

10' 1" MAX x 5' 5" MAX ( 3.07m MAX x 1.65m MAX )  
Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for under-counter fridge/freezer.

## First Floor Landing

Stairs from entrance hall.

## Bedroom One

12' 1" MAX x 10' 1" MAX ( 3.68m MAX x 3.07m MAX )



Window to rear aspect, fitted wardrobes, airing cupboard, radiator.

### **Bedroom Two**

12' 1" Plus Wardrobe x 6' 8" Plus Recess ( 3.68m Plus Wardrobe x 2.03m Plus Recess )

Window to front aspect, fitted wardrobes, radiator.

### **Bathroom**

Bath with mixer taps and overhead shower, WC, wash hand basin, radiator.

### **Outside**

#### **Rear Garden**

Enclosed rear garden, paved patio area, shed, side access.

#### **Parking**

Allocated off-street parking.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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

6 The Parade  
 WATFORD WD17 1AA

Property Ref: WTF313824 - 0020

Tenure: Freehold EPC Rating: E

Council Tax Band: D

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