



**Connells**

North Western Avenue  
Watford



# North Western Avenue Watford WD24 5NX

for sale offers over  
**£500,000**



## Property Description

Connells are pleased to bring this well-presented semi-detached house to the market that is situated on a popular residential road in North Watford. The property is bright and airy throughout and briefly consist of two reception rooms, a modern fitted kitchen, three well-proportioned bedrooms and a family bathroom suite. Benefits include an additional lean to, a double garage with access from the rear garden, a well-maintained rear garden, a mature front garden as well as holding the potential to extend (STPP).

An ideal family home the property is conveniently located with access to several transport links including being walking distance to North Watford and Watford Junction Station as well as the M1, M25 & A41 motorways. There are a variety of local shops and amenities within proximity as well as being a short distance from Watford High Street and Shopping Centre that provides further amenities, eateries, entertainment and recreational facilities.

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

landing, under-stairs storage, engineered oak flooring.

## Living Room

12' 2" MAX x 11' 9" MAX ( 3.71m MAX x 3.58m MAX )

Window to front aspect, feature fire place, television point, telephone point, radiator, engineered oak flooring.

## Dining Room

12' 5" x 10' ( 3.78m x 3.05m )

Windows to rear aspect, patio door to rear garden, radiator, engineered oak flooring.

## Kitchen

11' 5" x 7' 6" ( 3.48m x 2.29m )

Wren fitted kitchen comprised of wall and base units with work surfaces to complement, window to rear aspect, sink with drainer, electric oven, induction hob with extractor hood, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, door to lean to.

## Lean To

Door to front aspect, door to rear garden, skylight.

## First Floor Landing

Stairs from entrance hall, window to side aspect, loft access with skylight in loft.

## Entrance Porch

Door to front aspect, window to front aspect, door to entrance hall.

## Entrance Hall

Window to front aspect, stairs to first floor

## Bedroom One

12' 3" x 10' Max ( 3.73m x 3.05m Max )

Window to front aspect, radiator.

## Bedroom Two

11' 7" x 9' 9" ( 3.53m x 2.97m )

Window to rear aspect, radiator.

## Bedroom Three

8' 9" x 8' 3" ( 2.67m x 2.51m )

Window to front aspect, radiator.

## Bathroom

Windows to rear aspect, bath with mixer taps and overhead electric power shower, WC, wash hand basin, radiator, cupboard housing boiler & immersion tank.

## Outside

## Front Garden

Well-established, mature trees, shrubs & pathway to front door and access to lean to.

## Rear Garden

South facing rear garden, two patio areas, laid lawn, side access to lean to, access to garage.

## Garage

Double garage, up and over door, access to rear garden.



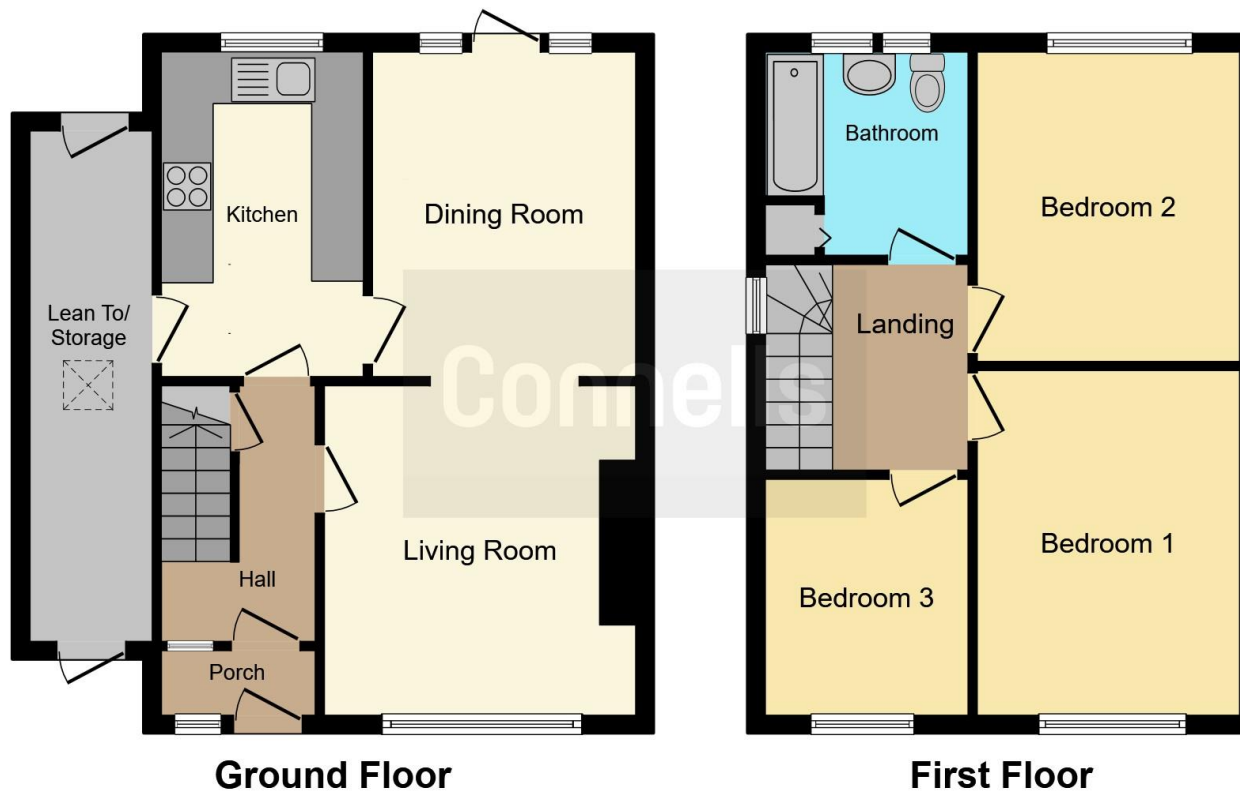












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

**T 01923 230 403**  
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6 The Parade  
 WATFORD WD17 1AA

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF313109](http://connells.co.uk/Property/WTF313109)**



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