



Evans Avenue, Garston, Watford

In Excess of £525,000

proffitt
& holt





Evans Avenue

Garston, Watford

Offered to the market with no upper chain, this three bedroom semi-detached house presents an exciting opportunity for those looking to modernise and create a home tailored to their taste.

The property has been extended to the rear, providing generous ground floor living accommodation that includes a spacious living room, dining room/family room, and a 20ft+ kitchen. There is also a utility room, ground floor WC, and access to the integral garage. Upstairs, there are three bedrooms—two doubles and one single—served by a family bathroom. The first bedroom also features air conditioning for comfort.

Externally, the property boasts a private rear garden, a driveway providing off-street parking, and a garage for additional storage or parking.

Located in a popular residential area close to local schools, amenities, and transport links, this is a fantastic opportunity for families, first-time buyers, or investors alike.

This home offers excellent scope to add value and make it your own.

Council Tax Band: D

Tenure: Freehold

EPC - Energy Efficiency Rating: D



Evans Avenue

Garston, Watford

Garston is situated on the north side of Watford and has several schools, parks, local amenities and links to the major motorways.

Watford town centre provides extensive shopping, transport and entertainment facilities including the InTu Watford shopping centre, The Palace and Pumphouse theatres, Watford Colosseum and numerous restaurants.

Watford Junction mainline station provides fast and frequent services into London, Euston. For the road commuter, both the M1 and M25 motorways are within, typically, a five/ten minute drive.



- Three Bedrooms
- Extended Ground Floor Accommodation
- Rear Garden
- Driveway & Garage
- No Upper Chain
- Great Potential To Add Value
- Well-Kept Private Rear Garden





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

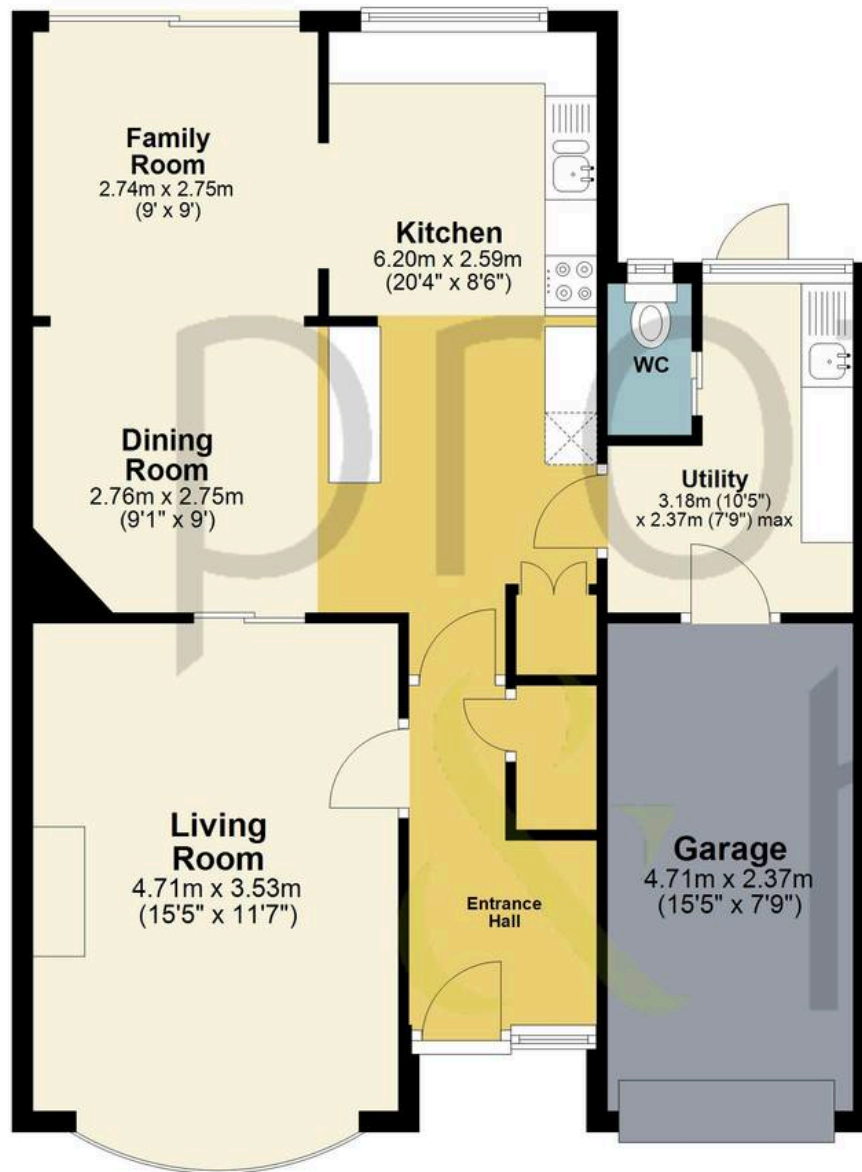
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





Ground Floor

Approx. 75.3 sq. metres (810.4 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.4 sq. feet)



Total area: approx. 116.3 sq. metres (1251.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.





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