



**WELL PRESENTED DETACHED FOUR/FIVE BEDROOM FAMILY HOME IN A DESIRABLE LOCATION**

Brookdene Avenue, Watford, WD19 4LF

**ROBSONS**

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**DETACHED • FOUR/FIVE BEDROOMS •  
OPEN-PLAN KITCHEN/LIVING AREA •  
SOUTHERLY-FACING REAR GARDEN • MAIN  
BEDROOM WITH EN-SUITE • DRIVEWAY  
PARKING FOR 2-3 CARS • GARAGE TO REAR •  
SOUGHT AFTER LOCATION**

#### Description

This large extended four/five bedroom detached property is offered to the market in great condition throughout. The property sits prominently upon the highly sought after Brookdene Avenue and is accessed via a driveway providing off-street parking for multiple vehicles.

This property offers spacious and versatile accommodation with plenty of natural light throughout the rooms. Internally, the property is in a modern decorative order and is presented in immaculate condition.

To the ground floor, you are greeted by a large entrance hallway leading to a bright front reception room, a fantastic open-plan kitchen/dining/reception room with bi-fold doors leading out to the rear garden. There is the added benefit of a utility room which is accessed from the kitchen and the ground floor is complete with a w/c.





To the first floor, the principal bedroom boasts the addition of a well appointed en-suite, three further double bedrooms, a family bathroom and a fifth bedroom/study.

To the rear is a well maintained rear garden with a patio area ideal for outside entertaining. The garden extends to approximately 200ft of large lawned area with flowerbeds and a variety of trees and shrubs, and has several sheds for storage. The garden boasts plenty of sunshine all year round with a southerly-orientation.

There is a garage which can be accessed via the side of the property and also to the rear of the property.

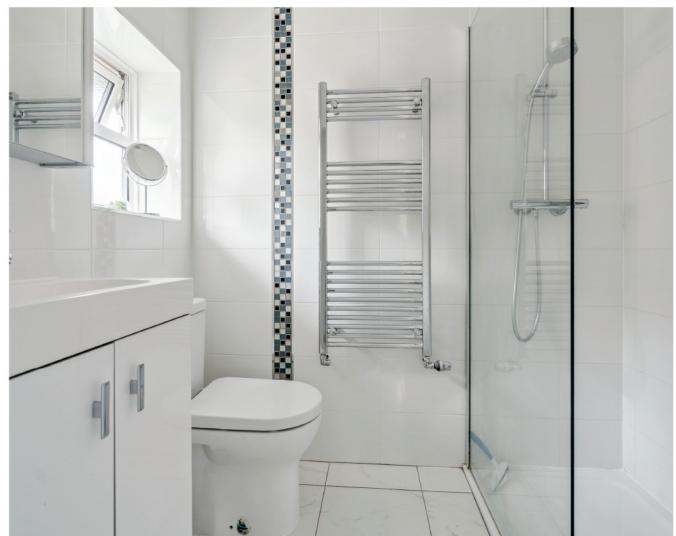
### Location

Brookdene Avenue is a short distance from local shops, parks and open spaces, and within easy reach of central Watford, which provides an Atria Shopping Centre along with many high street chains, independent shops and restaurants. Several large chain supermarkets including Tesco 24 hour, Asda and Sainsbury's are all close at hand. Bushey Main Line train station offers a frequent service to central London and beyond, also Moor Park underground station, with the Metropolitan Line offering fast trains into London. Easy access to major roads and motorways (M25, M1 and A41) and excellent airports links. There is an excellent choice of both private and state schools nearby including Merchant Taylors, St Helens, Watford Grammar Boys and Girls and Bromet Primary.

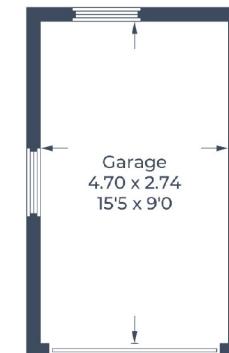
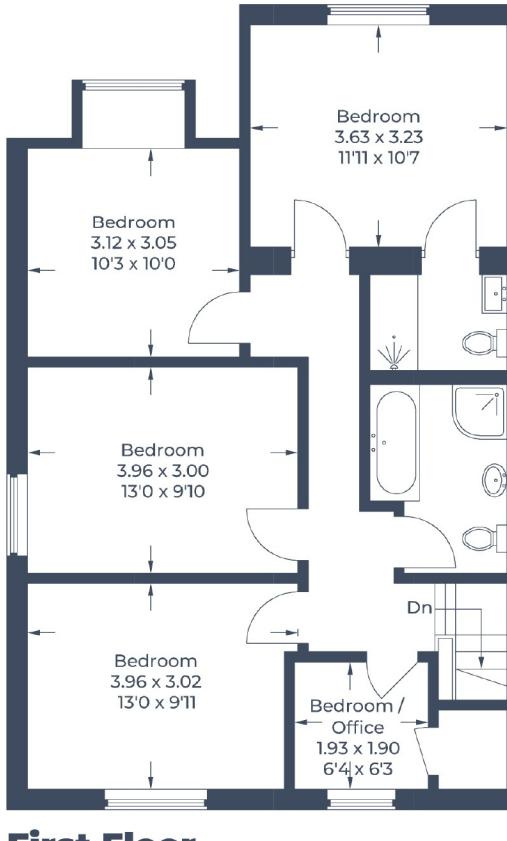
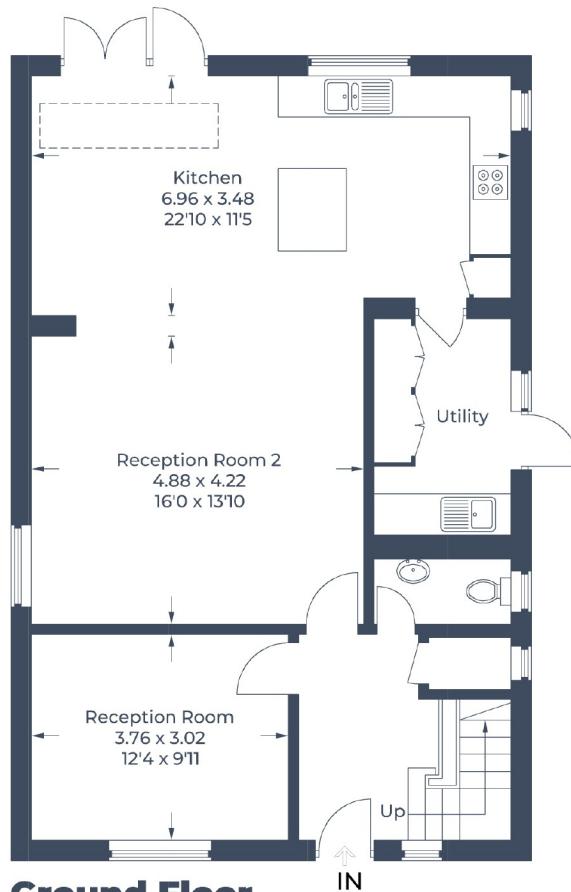
### Additional Information

Tenure: Freehold Council Tax Band: F EPC: C

Local Authority: Three Rivers District Council



Approximate Gross Internal Area  
 Ground Floor = 78.5 sq m / 845 sq ft  
 First Floor = 72.2 sq m / 777 sq ft  
 Garage = 12.9 sq m / 139 sq ft  
 Total = 163.6 sq m / 1,761 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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