

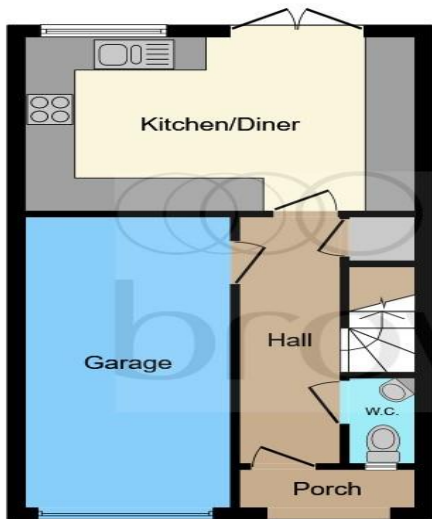


**Norbury Avenue, Watford WD24 4PJ**

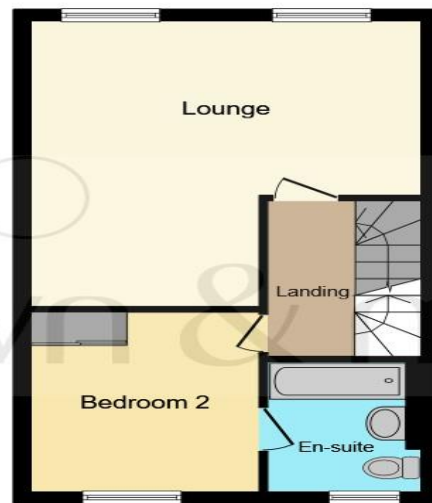


Only 0.6 miles to Watford Junction this fantastic four bedroom town house is the perfect family home and is ideal for commuters. This delightful home is presented to the market in good condition and offers excellent living accommodation throughout. Upon entrance you will find a porch, single garage, downstairs WC and a modern kitchen / diner that provides access to the private rear garden. The first floor consists of a bright and spacious lounge and a large double bedroom with an en suite. Located on the top floor is three good sized bedrooms of which the main master bedroom has its own en suite and there is also a family size bathroom. Further benefits include off street parking, double glazing, gas central heating and a south facing garden. Location is perfect with stations nearby. Local shops, schools, bus stops and all other amenities close by. Major road links such as the M1, M25 and A41 all within easy access from the property. To avoid missing out call us today to arrange your viewing appointment.

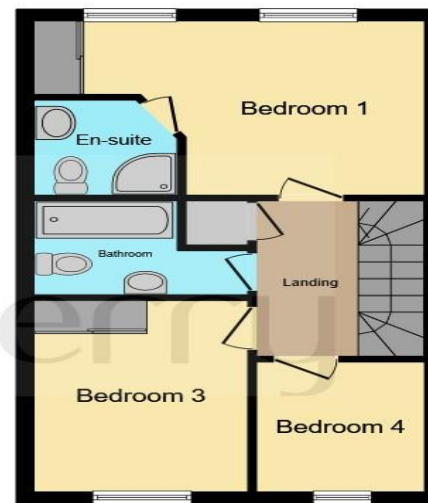




**Ground Floor**



**First Floor**



**Second Floor**

**Entrance**

**Downstairs Wc**

4' 10" x 2' 11" ( 1.47m x 0.89m )

**Garage**

17' 1" x 8' 1" ( 5.21m x 2.46m )

**Kitchen**

15' 5" x 10' 2" ( 4.70m x 3.10m )

**Lounge**

16' 11" to max x 15' 5" to max ( 5.16m to max x 4.70m to max )

**Bedroom One**

10' 7" x 9' ( 3.23m x 2.74m )

**En Suite**

7' 5" x 6' 2" ( 2.26m x 1.88m )

**Bedroom Two**

7' 6" x 6' 7" ( 2.29m x 2.01m )

**Bedroom Three**

13' 3" x 10' 3" ( 4.04m x 3.12m )

**En Suite**

5' 7" x 5' 7" ( 1.70m x 1.70m )

**Bedroom Four**

11' 2" x 8' 7" ( 3.40m x 2.62m )

**Bathroom**

8' 3" x 5' 7" ( 2.51m x 1.70m )

**Rear Garden**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to

## Norbury Avenue, Watford

- Four Bedroom Town House
- Family Bathroom, 2 En Suites, Downstairs WC
- Single Garage
- Private Rear Garden
- Excellent Living Accommodation Throughout

Tenure: Freehold EPC Rating: Awaiting

Offers In Excess Of:

**£520,000**

*"...Located on Norbury Avenue is this beautiful four bedroom town house that is offered to the market CHAIN FREE. Don't miss out and call us today to book your viewing..."*



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAF103762 - 0004

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