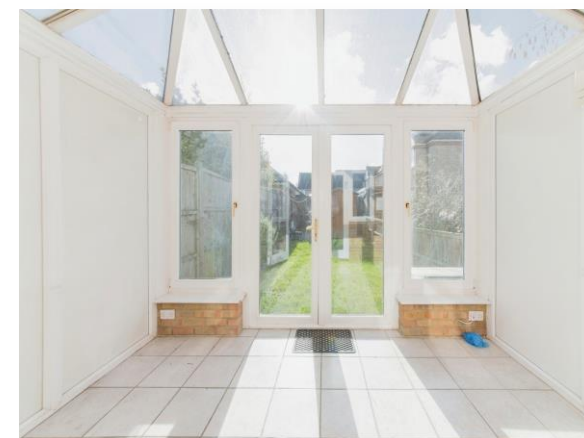
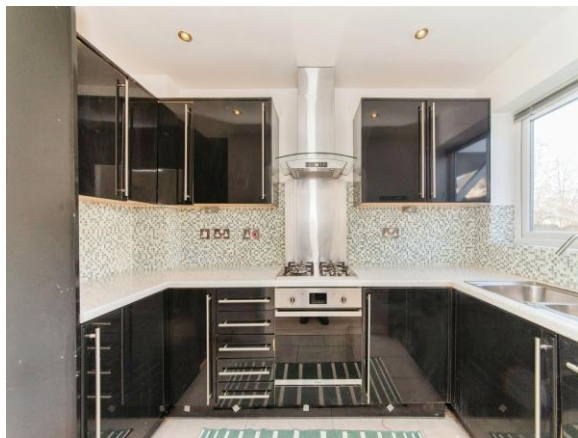




Norbury Avenue, Watford WD24 4PL

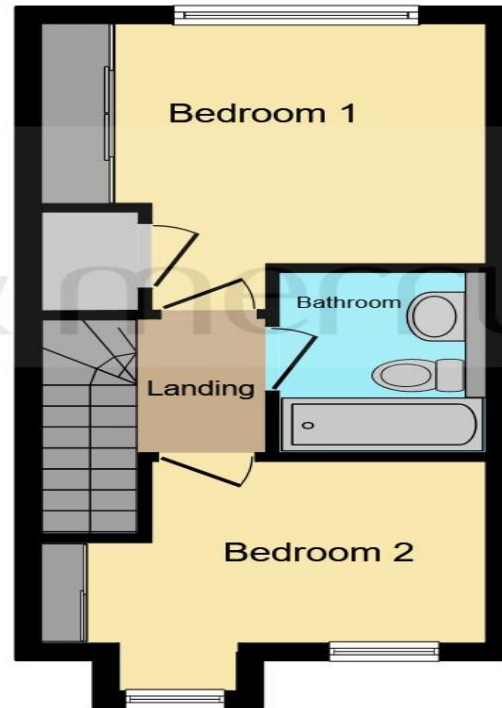
GUIDE PRICE: £450,000 - £475,000. This fantastic two bedroom mid-terrace family home is presented to the market in excellent condition and is offered on a chain free basis. The property provides good living accommodation throughout and comes with a designated parking space. Upon entrance you will find a modern kitchen, a bright and spacious living room and a beautiful conservatory that overlooks and provides access to the private rear garden. Upstairs consists of two bedrooms and a family size bathroom. Further benefits include double glazing and a new front door, loft access, storage accommodation, new boiler, new Ev charger outside, new flooring on the ground floor and gas central heating.

Watford Junction is only 0.6 miles away from the property, perfect for commuters. Local shops, schools, bus stops and all other amenities are close by along with the popular Atria shopping centre. Major road links such as the M1, M25 and A41 are with easy access from the property.





Ground Floor



First Floor

Entrance

Lounge / Dining Room

14' 6" x 11' 11" (4.42m x 3.63m)

Kitchen

10' 5" x 6' 2" (3.17m x 1.88m)

Conservatory

11' 4" x 9' 10" (3.45m x 3.00m)

Landing

Bedroom One

12' 1" to max x 11' 6" into wardrobe (3.68m to max x 3.51m into wardrobe)

Bedroom Two

11' 11" x 7' 1" (3.63m x 2.16m)

Bathroom

7' 3" x 5' 7" (2.21m 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

- Private Gated Development
- Mid Terrace Family Home, Two Bedrooms & A Family Size Bathroom
- New Ev charger outside
- Well Maintained Private Rear Garden
- 0.6 Miles To Watford Junction
- Close To Major Road Links Such As The M1, M25 & A41
- Allocated Parking Space
- CHAIN FREE

Tenure: Freehold EPC Rating: C

£450,000



"...Located only 0.6 miles away from Watford Junction is the beautiful two bedroom mid-terrace house. The property is positioned in a lovely private gated development and also comes with off street parking. Call us today to organise your viewing..."



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAF103884 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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