



Albert Road North, Watford WD17 1QF
Development Opportunity

This three bedroom detached family home is presented to the market in good condition and offers good living accommodation throughout. Upon entrance you will find a porch, a bright and spacious living room, separate dining room and a fully equipped kitchen that provides access to the large private rear garden. Upstairs consists of three good size bedrooms and a modern family bathroom. Further benefits to this fantastic property include loft access, gas central heating, side access and plenty of storage space inside and out. This property is ideal if you are looking for a project, extend or to create your own home. The options are endless and we believe the greatest feature of this property is the garden which is approx. 170 feet in length. Please take a look at the plans on the portal websites.

Location is perfect with Watford Junction only 0.3 miles away, excellent for commuting. Local shops, schools, bus stops and the popular Atria shopping centre is nearby. Major road links such as the M1, M25 and A41 are all within easy access from the property. With an abundance of potential this rarely available property is one not to be missed!





Ground Floor



First Floor

Entrance Hall

14' 6" x 5' 11" (4.42m x 1.80m)

Lounge

10' 11" x 15' 2" (3.33m x 4.62m)

Dining Room

12' 11" x 9' 6" (3.94m x 2.90m)

Kitchen

10' 2" x 7' 5" (3.10m x 2.26m)

Landing

9' 1" x 7' 6" (2.77m x 2.29m)

Bedroom One

15' x 11' 4" (4.57m x 3.45m)

Bedroom Two

13' 4" x 9' 8" (4.06m x 2.95m)

Bedroom Three

9' 5" x 7' 8" (2.87m x 2.34m)

Bathroom

5' 6" x 9' 4" (1.68m x 2.84m)

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

Lawley Villa Albert Road North, Watford

- Three Bedroom Detached House
- Large Private Rear Garden
- Desired Location
- 0.3 Miles To Watford Junction
- Short Distance To Watford High Street & Atria Shopping Centre
- Planning Permission Granted (PLANS ADDED TO PORTALS)
- Huge Potential
- Potential Parking at the rear (SSTP)

Tenure: Freehold EPC Rating: E

Price:

£900,000



“...Located only 0.3 miles away from Watford Junction is this fantastic three bedroom detached family home that has granted planning permission (plans on portal websites) Ideal if you want to create your own home.

Call Today to avoid disappointment...”



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAF103829 - 0005

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