



**Kensington Avenue, Watford WD18 7RZ**

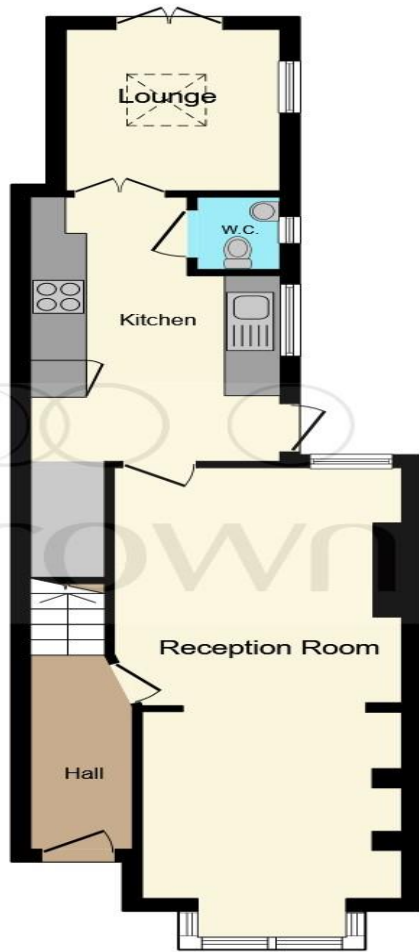


**welcome to**

**Kensington Avenue, Watford**

Located on Kensington Avenue is this 3 bedroom mid-terraced house which is presented to the market in brilliant condition. Call us today to view!





**Ground Floor**



**First Floor**

Total floor area 87.4 m<sup>2</sup> (941 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Entrance**

**Reception Room**

25' 5" x 10' 2" ( 7.75m x 3.10m )

**Kitchen**

14' 1" x 8' 7" ( 4.29m x 2.62m )

**Garden Room**

8' 8" x 7' 6" ( 2.64m x 2.29m )

**Wc**

**Bedroom 1**

11' 6" x 12' 9" ( 3.51m x 3.89m )

**Bedroom 2**

11' 4" x 7' 9" ( 3.45m x 2.36m )

**Bedroom 3**

11' 3" x 8' 8" ( 3.43m x 2.64m )

**Shower Room**

4' 9" x 5' 9" ( 1.45m x 1.75m )

welcome to

## Kensington Avenue, Watford

- 3 Bed Mid-terraced House
- Private Rear Garden
- Resident Permit Parking Available
- Excellent Living Accommodation Throughout
- Updated Electrics, New Roof & Loft Insulation

Tenure: Freehold EPC Rating: D

offers over

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [browbandmerry.co.uk/Property/WAF103604](https://www.browbandmerry.co.uk/Property/WAF103604)



Property Ref:  
WAF103604 - 0005

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