



**Brookdene Avenue, Watford WD19 4LG**

**welcome to**

**Brookdene Avenue, Watford**

Introducing this charming 4 bedroom detached house located on Brookdene Avenue, this property has a separate one bedroom annexe. Call us today to view!





**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 254.9 m<sup>2</sup> (2,744 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**

26' x 14' 7" ( 7.92m x 4.45m )

**Office**

9' 9" x 9' 9" ( 2.97m x 2.97m )

**Kitchen**

10' 2" x 15' 8" ( 3.10m x 4.78m )

**Bathroom**

13' 1" x 5' 4" ( 3.99m x 1.63m )

**Conservatory**

9' 3" x 11' 1" ( 2.82m x 3.38m )

**Bedroom 1**

13' 4" x 11' 9" ( 4.06m x 3.58m )

**En Suite**

9' 8" x 5' ( 2.95m x 1.52m )

**Bedroom 2**

10' 4" x 15' 6" ( 3.15m x 4.72m )

**Bedroom 3**

7' x 12' 2" ( 2.13m x 3.71m )

**Shower Room**

6' 4" x 6' ( 1.93m x 1.83m )

**Annexe- Kitchen**

26' 2" x 14' 5" ( 7.98m x 4.39m )

**Annexe- Bedroom (4)**

13' 6" x 7' 6" ( 4.11m x 2.29m )

**Annexe- Bathroom**

welcome to

## Brookdene Avenue, Watford

- Four Bedroom Detached House
- Driveway For Multiple Vehicles
- Separate One Bedroom Annex
- Delightful Conservatory
- Large Garden

Tenure: Freehold EPC Rating: D

# £950,000



Please note the marker reflects the postcode not the actual property

**view this property online** [browndmerry.co.uk/Property/WAF104077](https://www.browndmerry.co.uk/Property/WAF104077)



Property Ref:  
WAF104077 - 0006

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brown & merry



**01923 248861**



watford@browndmerry.co.uk



104 The Parade, WATFORD, Hertfordshire,  
WD17 1AW



**browndmerry.co.uk**