

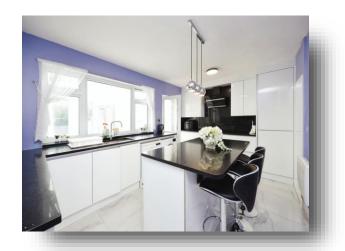
Brookdene Avenue, Watford, WD19 4LG

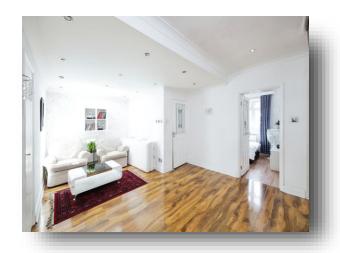


welcome to

Brookdene Avenue, Watford

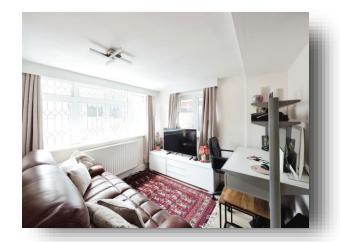
This charming 4 bedroom detached house located on Brookdene Avenue boasts a separate one bedroom annexe. Call us today to view!















Ground Floor



First Floor



Outbuilding

Total floor area 254.9 m² (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

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

8' 9" x 4' 8" (2.67m x 1.42m)

Outbuilding

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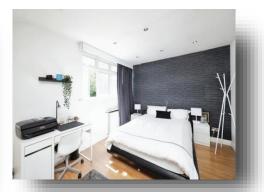
- Four Bedroom Detached House
- **Driveway For Multiple Vehicles**
- Separate One Bedroom Annex
- **Delightful Conservatory**
- Large Garden

Tenure: Freehold EPC Rating: D

offers in excess of

£900,000







Google Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/WAF104077



Property Ref: WAF104077 - 0010

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or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are 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.



brown & merry

01923 248861



watford@brownandmerry.co.uk



104 The Parade, WATFORD, Hertfordshire, **WD17 1AW**



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