



Brookdene Avenue, Watford, WD19 4LG

welcome to

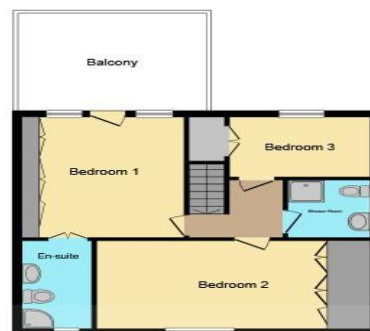
Brookdene Avenue, Watford

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

Total Floor Area (from the EPC)

226 Square Metres

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

£875,000



Please note the marker reflects the postcode not the actual property

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



Property Ref:
WAF104077 - 0012

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