



North Western Avenue, Watford, WD25 0AQ

welcome to

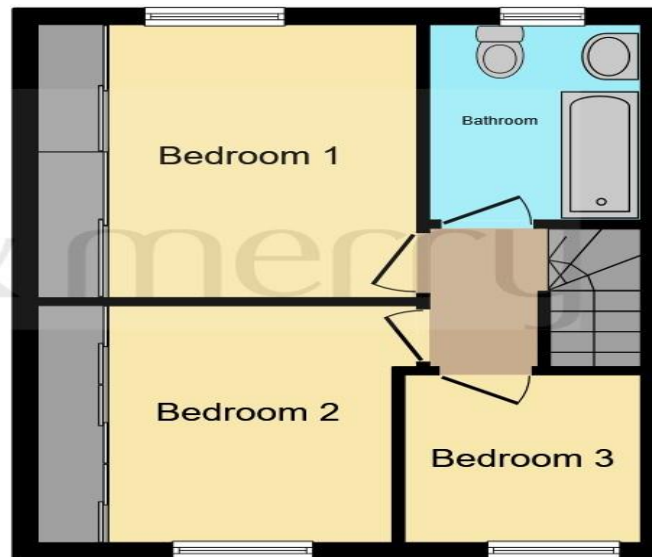
North Western Avenue, Watford

A charming 3-bedroom semi-detached home on North Western Avenue, featuring two spacious reception rooms, a tasteful rear extension, front and rear gardens, ample parking available, and is in excellent condition throughout. Call us today to view!





Ground Floor



First Floor

Entrance

13' 8" x 5' 6" (4.17m x 1.68m)

Shower Room

8' 4" x 2' 6" (2.54m x 0.76m)

Lounge

10' 11" x 10' 1" to bay (3.33m x 3.07m to bay)

Dining Room

11' 8" x 10' 5" (3.56m x 3.17m)

Kitchen

14' 8" x 10' 1" (4.47m x 3.07m)

Utility Room

6' 1" x 5' 10" (1.85m x 1.78m)

Bedroom 1

11' 9" x 10' 6" into wardrobe (3.58m x 3.20m into wardrobe)

Bedroom 2

10' 6" into wardrobe x 10' 2" (3.20m into wardrobe x 3.10m)

Bedroom 3

7' 2" x 6' 7" (2.18m x 2.01m)

Bathroom

8' 6" x 5' 10" (2.59m x 1.78m)

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

welcome to

North Western Avenue, Watford

- 3 Bedroom Semi-detached House
- Rear Extension
- Ample Parking Available
- Open Plan Living
- Front & Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

£475,000

This delightful 3-bedroom semi-detached home on North Western Avenue offers a spacious and well-designed layout, perfect for modern family living. The ground floor boasts a welcoming lounge, a bright dining room, and a contemporary kitchen with an island and fitted units, complemented by a convenient utility room and a stylish shower room. Upstairs, the landing with loft access leads to two generously sized bedrooms with fitted wardrobes, a third, well-proportioned bedroom, and a family bathroom. Enhanced by a rear extension, the property features beautifully maintained front and rear gardens, ample parking available, and is situated just 0.9 miles from Watford North station. With easy access to local shops, schools, and amenities, as well as major road links including the M1, M25, and A41, this home combines comfort, convenience, and charm.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAF104006 - 0003

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