



North Western Avenue, Watford, WD25 0AQ

welcome to

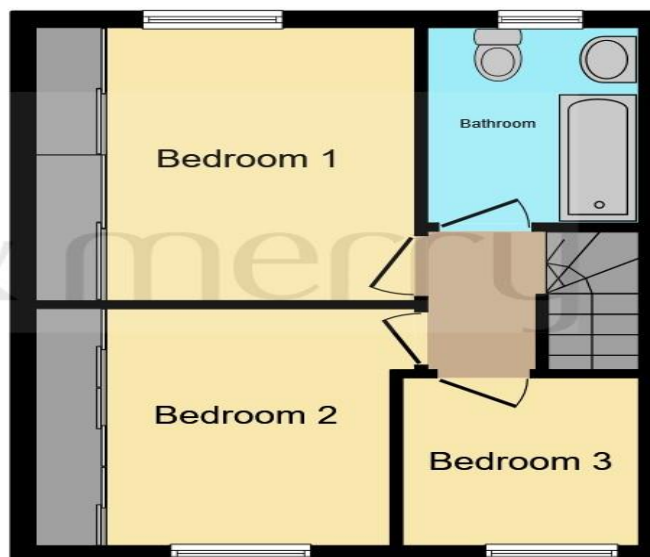
North Western Avenue, Watford

A charming 3-bedroom semi-detached home on North Western Avenue, featuring two spacious reception rooms, front and rear gardens, a tasteful rear extension, 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)

Total Floor Area (from the EPC)

83 Square Metres

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

Guide price

£450,000 - £475,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104006](https://www.brownandmerry.co.uk/Property/WAF104006)



Property Ref:
WAF104006 - 0005

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