



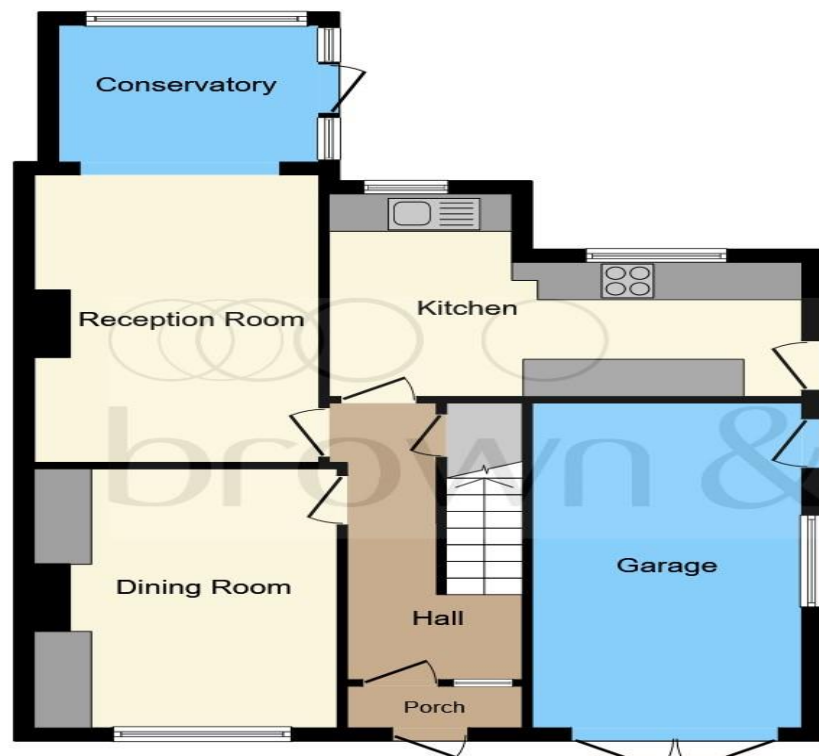
Douglas Avenue, Watford, WD24 7LT

welcome to

Douglas Avenue, Watford

This lovely three-bedroom semi-detached house on Douglas Avenue boasts a spacious layout with a dining room, lounge, conservatory, side garage, two driveways, and a large garden, all just moments from Watford North Station and key road links-make this your home & call us today to arrange a viewing!





Ground Floor



First Floor

Entrance

Lounge

21' 2" x 9' 8" (6.45m x 2.95m)

Dining Room

13' 8" x 10' 4" (4.17m x 3.15m)

Kitchen

17' 3" x 10' 7" (4.95m x 3.23m)

Garage

17' 5" x 9' 2" (5.31m x 2.79m)

Bedroom 1

13' 8" x 10' 8" (4.17m x 3.25m)

Bedroom 2

3' 8" x 9' 3" (1.12m x 2.82m)

Bedroom 3

10' 8" x 6' 10" (3.25m x 2.08m)

Bathroom

7' 11" x 5' 5" (2.41m x 1.65m)

Total Floor Area (from the EPC)

102 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

Douglas Avenue, Watford

- 3-Bedroom Semi-detached House
- 2 Driveways
- Side Garage
- Extension Off The Lounge & Kitchen
- Large Garden

Tenure: Freehold EPC Rating: D

£675,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104304](https://www.brownandmerry.co.uk/Property/WAF104304)



Property Ref:
WAF104304 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content 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.

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brown & merry



01923 248861



watford@brownandmerry.co.uk



104 The Parade, WATFORD, Hertfordshire,
WD17 1AW



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)