



Albert Road North, Watford, WD17 1QF

welcome to

Albert Road North, Watford

Beautifully extended three-bedroom semi-detached home on Albert Road North with resident parking, spacious living areas, a modern kitchen/diner, garden office, and excellent transport and school links nearby. Don't miss out, Call us today to view!





Ground Floor



First Floor



Outbuilding

Cloakroom

7' 8" x 5' 1" (2.34m x 1.55m)

Lounge

14' 8" to max x 13' 7" into bay (4.47m to max x 4.14m into bay)

Office/Study

12' 11" x 9' (3.94m x 2.74m)

Kitchen/Dining Room

17' 1" x 16' 11" (5.21m x 5.16m)

Bedroom 1

14' 7" into wardrobe x 11' 10" (4.45m into wardrobe x 3.61m)

En Suite

5' 7" x 5' 3" (1.70m x 1.60m)

Bedroom 2

12' 11" x 8' 11" (3.94m x 2.72m)

Bedroom 3

10' 9" x 9' 9" to max (3.28m x 2.97m to max)

Bathroom

6' 11" to max x 5' 7" to max (2.11m to max x 1.70m to max)

Outbuilding- Office

10' 6" x 10' 5" (3.20m x 3.17m)

Total Floor Area (from the EPC)

118 Square Metres

Agents Note

There is a restriction on the title, that applies to the garden. Residents parking is available we are advised at a cost of £34 per year. Please enquire with the branch.

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

Albert Road North, Watford

- Beautifully Extended 3-Bedroom Semi-Detached House
- Spacious Kitchen/Diner with Bi-fold Doors & Skylights
- En-suite to Master Bedroom
- Office Outbuilding with Electricity & Broadband- Ideal for Remote Working
- Fitted Kitchen with a Central Island

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£650,000



Please note the marker reflects the
postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104766](https://www.brownandmerry.co.uk/Property/WAF104766)



Property Ref:
WAF104766 - 0004

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