



Princes Avenue, Watford, WD18 7RS

welcome to

Princes Avenue, Watford

Spacious 3/4 bedroom house on Princes Avenue with lounge, dining area, kitchen, lean-to conservatory, garden with outbuilding, loft room with Velux windows and eaves storage, close to schools, shops, Watford Metropolitan Station, and major road links.





Entrance

Lounge/Dining Room

26' 9" into bay x 11' (8.15m into bay x 3.35m)

Kitchen

12' 6" x 8' 11" (3.81m x 2.72m)

Conservatory

22' 8" x 4' 2" (6.91m x 1.27m)

Bathroom

8' 7" x 8' 4" (2.62m x 2.54m)

Bedroom 1

14' 2" into bay x 14' 2" to max (4.32m into bay x 4.32m to max)

Wc

6' 2" x 4' 4" (1.88m x 1.32m)

Bedroom 2

12' x 8' 6" (3.66m x 2.59m)

Bedroom 3

8' 10" x 7' 11" (2.69m x 2.41m)

Loft Room

13' 5" x 13' 2" (4.09m x 4.01m)

Outbuilding

Total Floor Area (from the EPC)

117 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

Princes Avenue, Watford

- 3 Bedroom Mid-terraced House with an Additional Loft Room
- Convenient First-floor WC
- Eaves Storage in the Loft Room
- Lovely Garden Complemented by an Outbuilding
- Charming Lean-to Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£490,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAF104873 - 0002

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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)