

FREEHOLD



House - Terraced (EPC Rating: E)

**KINGS AVENUE, WATFORD, WD18 7SB**

Guide Price

**£375,000**



# 3 Bedroom House - Terraced located in Watford

In our opinion this is a larger than average three bedroom mid terraced family home. Benefitting from having an beech effect fitted kitchen, two reception rooms, conservatory plus three bedrooms off landing and upstairs bathroom all off the landing. Offered for sale chain free.

## Full Description

CHAIN FREE AND QUICK SALE REQUIRED !!!!

A three bedroom family home which benefits from having a wider than average kitchen, two separate reception rooms with three bedrooms and upstairs bathroom all off landing. Ideally located 356.2 meters from Watford Boys Grammar School, and within walking distance of Watford Town Centre Watford Metropolitan Line Station and Cassiobury Park.

Through the front entrance door into the hallway with stairs to the first floor and doors into the lounge, the dining room all fitted with laminate flooring.

The lounge is a good sized reception for entertaining with a bay window to front aspect which provides an attractive focal point, also a TV point and radiator. The dining room has a double glazed window to the rear aspect, radiator, storage cupboard and door into the fitted kitchen,

From the kitchen a double glazed door leads out to the small upvc conservatory and window to side aspect, comprising of a range of beech effect wall and base units with roll top work surfaces, spaces for fridge freezer, washing machine, drier and dishwasher, part tiled walls, wall mounted gas central heating boiler and linoleum to floor. The conservatory

is of upvc construction, overlooking the garden and also with linoleum to the floor.

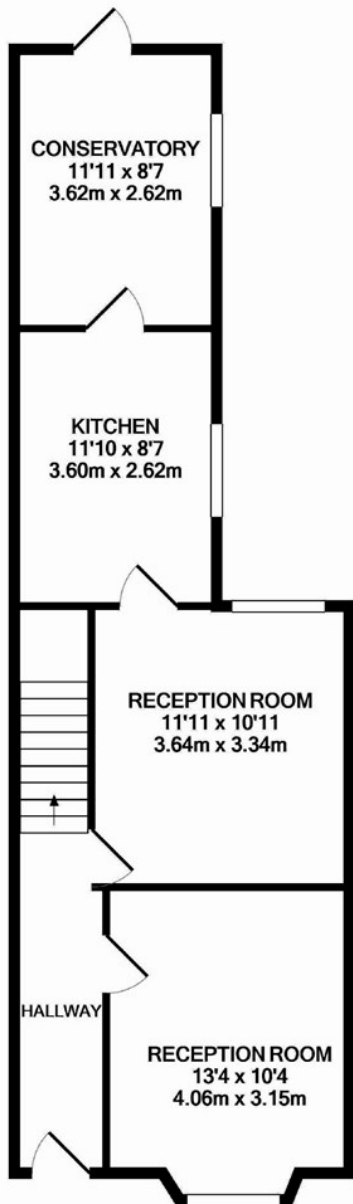
All three bedrooms are accessed from the landing and also benefits from an upstairs bathroom

Bedroom one has a window to the front aspect, radiator and built in storage cupboard. The second and third bedroom have windows overlooking the rear garden and radiator.

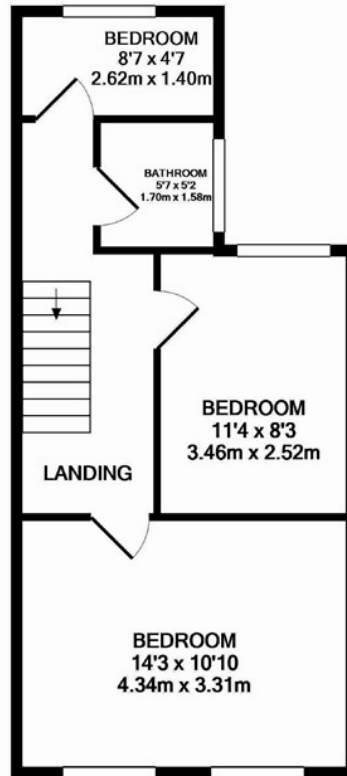
Outside the rear garden is mainly laid to patio hardstanding with a timber framed storage shed and enclosed by panel fencing.



**WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD**



GROUND FLOOR  
APPROX. FLOOR  
AREA 553 SQ.FT.  
(51.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 404 SQ.FT.  
(37.5 SQ.M.)

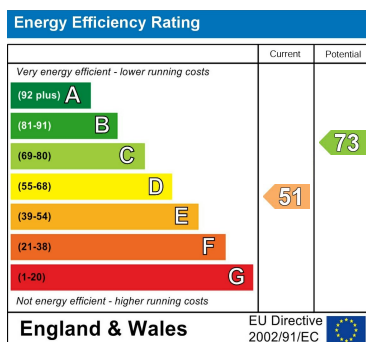
KINGS AVENUE  
TOTAL APPROX. FLOOR AREA 957 SQ.FT. (88.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Council Tax Band

E

Energy Performance Graph



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