

FREEHOLD



House - Semi-Detached (EPC Rating:)

KINGS AVENUE, WATFORD, WD18 7SA

£599,500

**WARREN
ANTHONY**



3 Bedroom House - Semi-Detached located in Watford

A 3 bedroom end of terrace family home with the added benefits of being on a large plot with a garage to the side and Approved planning permission for a conversion to 3 flats.

FULL DESCRIPTION

A 3 bedroom end of terrace family home with the added benefits of being on a large plot with a garage to the side and Approved planning permission for a conversion to 3 flats.

PLANNING PERMISSION LINK:

<https://pa.watford.gov.uk/publicaccess/applicationDetails.do?keyVal=S8320UQW0FJ00&activeTab=summary>

Entered from the front door into a hallway with doors leading to the lounge and kitchen.

The through lounge has a large bay window to the front and window overlooking the rear aspect. Doors lead to the modern fitted kitchen. The kitchen has a range of fitted units at base and eye level plus integrated appliances including oven, hob and extractor fan fridge freezer and washing machine. Doors lead to the utility room.

The utility room has access to the side alley, garage and rear garden.

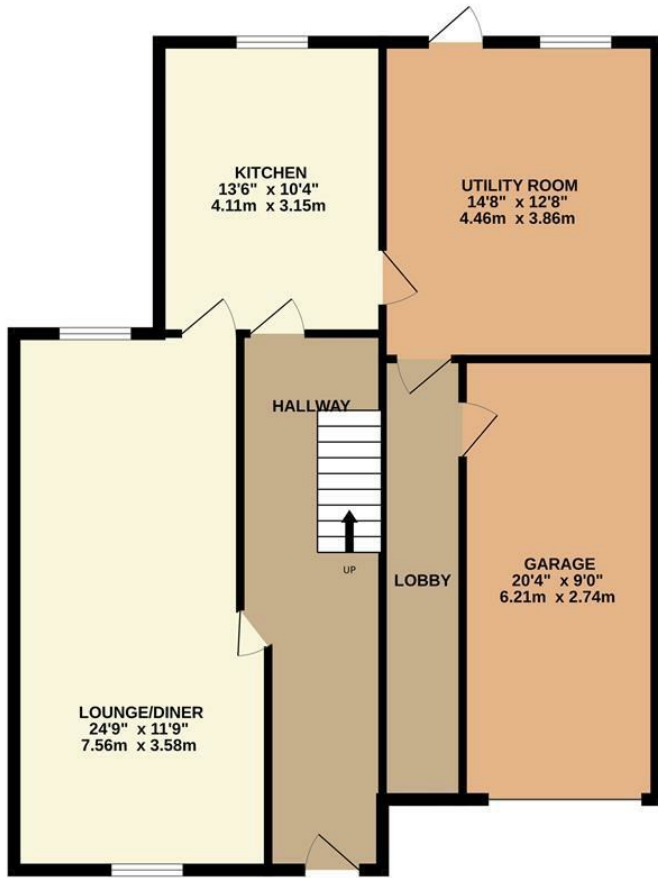
To the first floor there is 2 large double bedrooms and 1 single bedroom with a bathroom which has a modern suite with a panel enclosed bath low level w.c. and wash hand basin.

Outside there is a large rear garden with a concrete patio area and then mainly laid to lawn. There is a small front garden which leads to the garage.

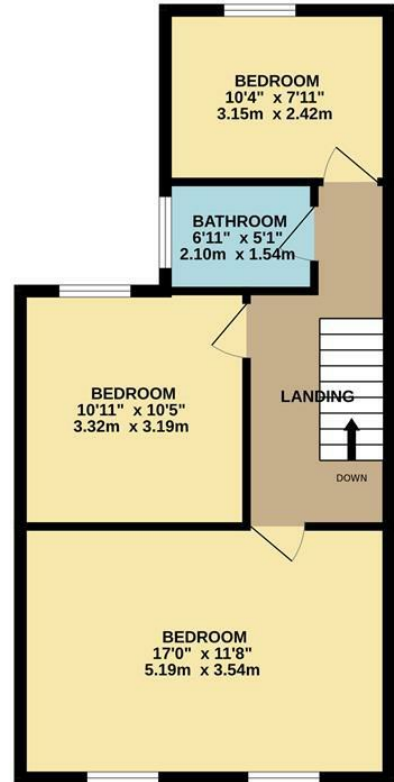


WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1523 sq.ft. (141.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the