

FREEHOLD



House - End Terrace (EPC Rating: C)

NORBURY AVENUE, WATFORD, WD24
4PL

£450,000



2 Bedroom House - End Terrace located in Watford

A superb modern two bedroom family home located on a private gated community in the much sought after Reeds development. In our opinion it is beautifully presented throughout and benefits from being offered for sale completely chain free. Energy Rating C.

From the entrance door into the hallway with doors to the downstairs cloakroom, spacious lounge diner and the kitchen.

The lounge diner benefits from double casement doors that open out onto the paved patio and a window to each side providing ample natural light. Decorated in neutral tones with coving to ceiling and an over head ceiling fan.

The fitted kitchen comprises of a range of white wall and base units, roll top work surfaces, white sink and drainer unit, part tiled splash back areas, integrated oven with inset gas hob and extractor hood above, space for dishwasher, space and plumbing for washing machine, space for fridge freezer and a window to the front aspect.

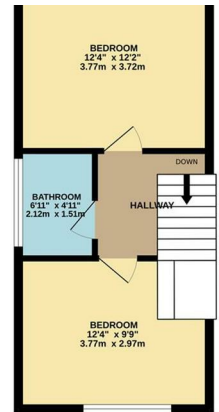
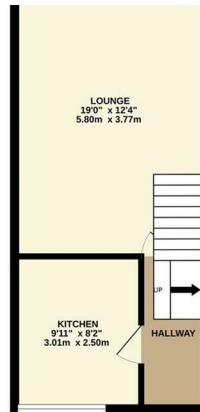
From the landing are doors to both of the bedrooms and the bathroom. The master bedroom with a window to the rear aspect, two fitted wardrobes and large storage cupboard, radiator and also decorated in neutral tones. Bedroom two with a large recessed window to the front aspect, built-in wardrobe and a radiator.

The family bathroom comprises of a practical white suite to include a panel enclosed bath with mixer tap and wall mounted shower attachment, wash basin with vanity cupboard below providing useful storage, WC, part tiled

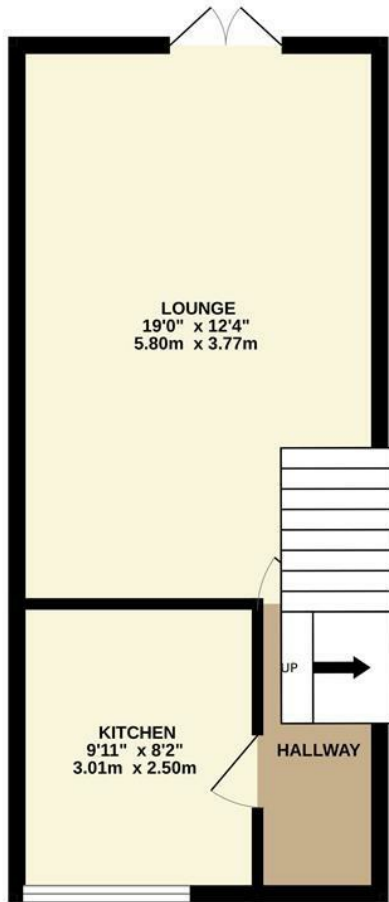
walls, and a window to the side aspect.

Outside the rear garden is mainly laid to lawn with recently highly realistic artificial grass paved patio and pathways.

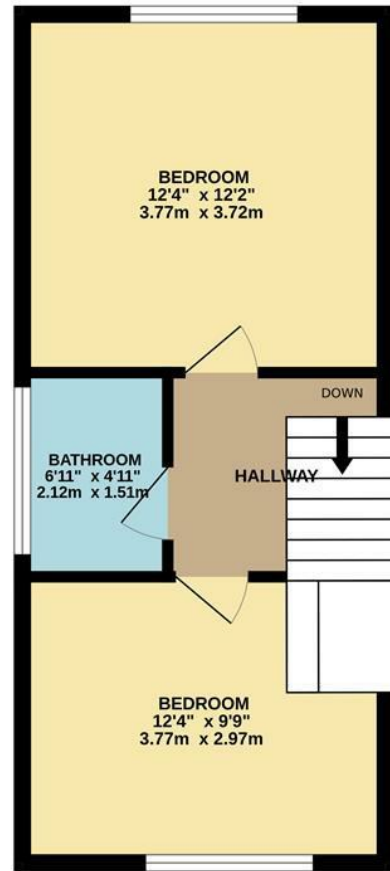
The property also benefits from recently upgraded double glazing windows and doors.



GROUND FLOOR



1ST FLOOR



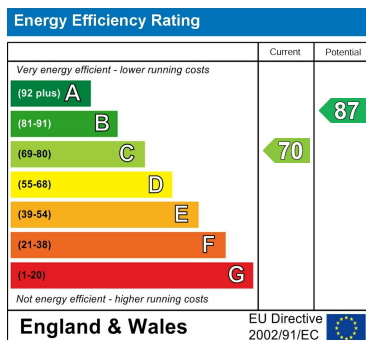
NORBURY AVENUE

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

C

Energy Performance Graph



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