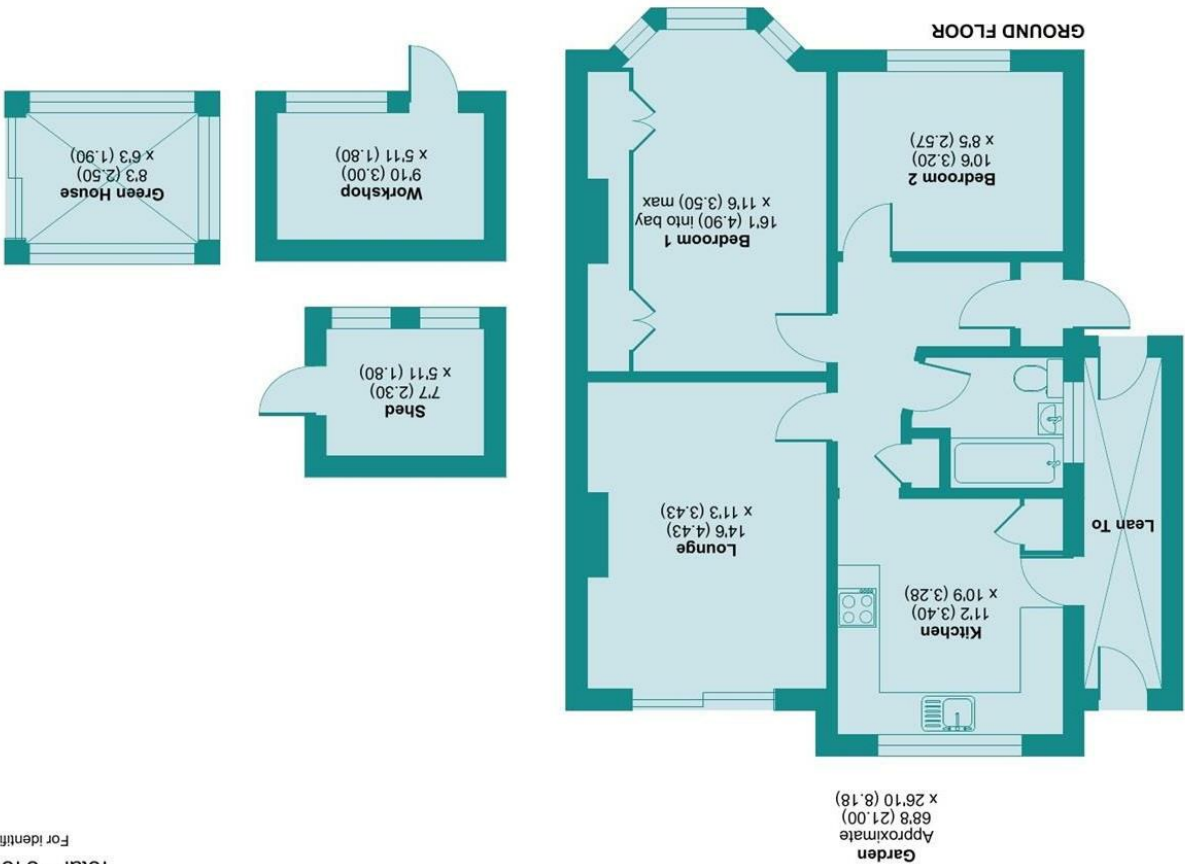


Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Incorporating International Property Measurement Standards (IPMS2 Residential). REF: 1487694
Produced for James Estate Agents.



Approximate Area = 694 sq ft / 64.4 sq m (excludes lean to)
Outbuildings = 154 sq ft / 14.3 sq m
Total = 848 sq ft / 78.7 sq m
For identification only - Not to scale

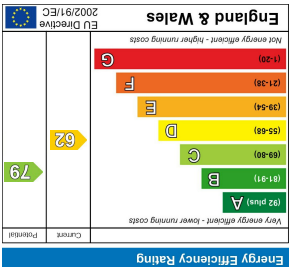
Hillrise Avenue, Watford, WD24 7NP

LOCAL AUTHORITY
Watford Borough Council

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWS
By prior appointment only



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/tenants are advised to recheck the measurements

PROPERTY SUMMARY

This well presented two bed semi detached bungalow in popular Hillrise Avenue on the Tudor Estate is being sold chain free. The property occupies a good size plot with the potential to extend and upgrade, subject to planning permission. Accommodation includes a lounge, a well planned kitchen with dining space, two double bedrooms and a modern bathroom. The property has a well tended rear garden which includes a productive vegetable garden. Additional benefits include off street parking, a greenhouse and workshop. The location is well served by local amenities, reputable schools and transport links with Watford North and Watford Junctions stations nearby, along with excellent road links via A41, M1 and M25.

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