



Connells

Fourth Avenue
WATFORD



Property Description

This is the only detached home on Fourth Avenue, is one of only a few in the surrounding roads and could be the perfect home for the growing family. Boasting a driveway to the front of the property for up to four vehicles and a large rear garden, this property has a larger than average plot and is an opportunity not to be missed. The three bedroom property is already extended to the rear and there is potential to extend further in the future subject to planning permission. In addition, this home has a garage and a downstairs cloakroom. There are also plenty of outbuildings and a workshop leaving plenty of room to work from home or even potential for further extension. The property is also offered chain-free.

Driveway

Off-street parking for up to four cars.

Garage

Dining Room

12' Maximum x 12' 4" Maximum (3.66m Maximum x 3.76m Maximum)

Carpeted, radiator and window to front.

Lounge

10' 9" Maximum x 22' 1" (3.28m Maximum x 6.73m)

Two radiators, carpet and patio door to rear garden.

Kitchen

18' 5" x 7' 5" (5.61m x 2.26m)

Windows to side and rear, door to side (rear garden), stainless steel sink & drainer, fitted electric hob, oven and grill.

Downstairs Cloakroom

Window to side, tiled and W/C.

Bedroom One

12' Maximum x 8' 8" Plus Wardrobe (3.66m Maximum x 2.64m Plus Wardrobe)

Fitted wardrobes, radiator, carpet and window to front.

Bedroom Two

12' Maximum x 8' 8" Maximum (3.66m Maximum x 2.64m Maximum)

Carpeted, radiator and window to rear.

Bedroom Three

8' 6" Maximum x 7' 5" Maximum (2.59m Maximum x 2.26m Maximum)

Carpeted, radiator, fitted wardrobes and window to front.

Bathroom

Radiator, window to rear, vanity unit basin, bath & shower unit.

Upstairs Cloakroom

W.C and window to side.

Loft Space

Pull-down ladder and fully boarded.

Rear Garden

Lawn and patio.









Ground Floor



First Floor

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

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EPC Rating: E Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/LEA103020



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