



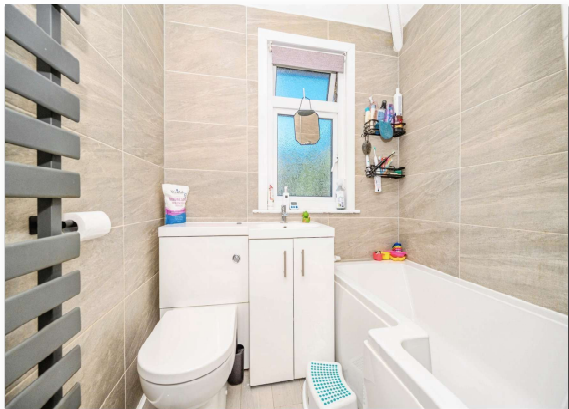
Westlea Avenue, Watford WD25 9DH

welcome to

Westlea Avenue, Watford

Situated on the popular 'Westlea Avenue' road in Watford, this spacious three-bedroom semi-detached family home offers approximately 1,260 sq. ft of well-planned accommodation, making it an ideal purchase for growing families. The ground floor features a large lounge, separate dining room, and a bright conservatory that provides the perfect family room, enjoying attractive views over the generous rear garden. The property also benefits from a fitted kitchen, utility room, and a family bathroom. Externally, the home boasts a driveway with parking for two vehicles, complete with outdoor socket suitable for EV charging, along with a substantial rear garden providing plenty of space for outdoor entertaining and family enjoyment. Further benefits include a garage, a large outbuilding, and an additional shed, offering excellent storage or potential workspace options.





-Accommodation Overview-

Entrance

Lounge/ Dining Room

Conservatory

Kitchen

Utility Room

Garage

First Floor And Landing

Bedroom 1

Bedroom 2

Bedroom 3

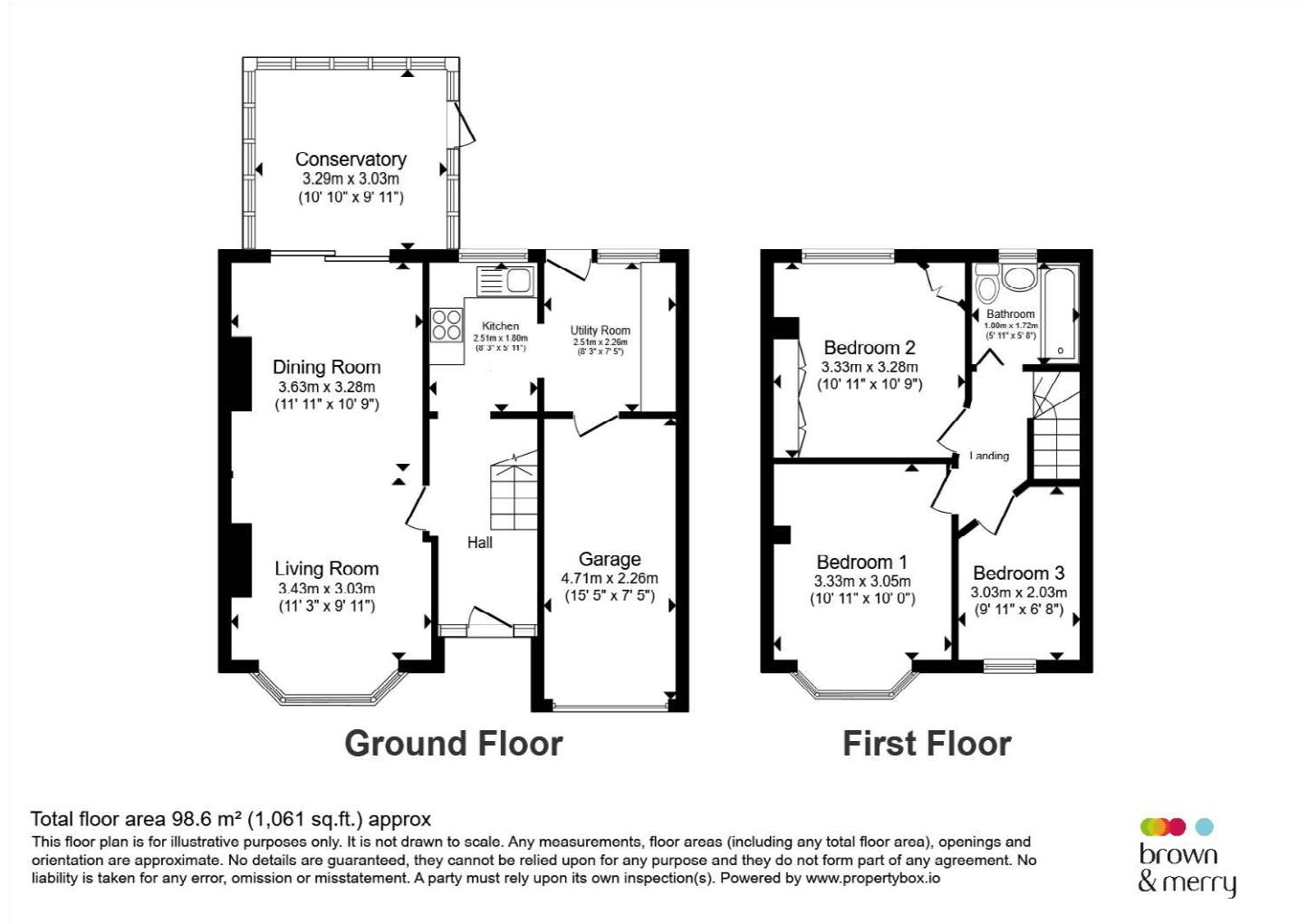
Bathroom

Driveway

Rear Garden

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Westlea Avenue, Watford

- 3 Bedrooms
- Semi Detached
- Perfect Family Home
- Driveway For 2 Cars
- Large Rear Garden
- Garage
- Utility Room

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAF105273 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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