

23 Brookdene Avenue, Watford - WD19 4LG

£850,000

Churchills Oxhey







Offering an impressive blend of space, character and versatility, this attractive and substantial 1930s 5 bedroom detached family home provides over 2,000 sqft. of accommodation, having been thoughtfully extended to both the rear and side. Ideally positioned in a convenient residential location, close to a range of local amenities, this wonderful home is perfectly suited to modern family life.

Upon entering, you are greeted by a welcoming entrance hall leading to two separate reception rooms, including a charming front living room featuring a bay window and fireplace with fitted gas fire, creating a warm and inviting space in which to relax. To the rear, the heart of the home is a modern fitted kitchen/breakfast room, offering an ideal setting for family gatherings and entertaining, with bi-folding doors opening into a conservatory added by the current owners, providing an additional light-filled living space overlooking the attractive rear garden. A separate utility room and ground-floor shower room add further practicality.

The principal bedroom is particularly well-appointed, benefiting from a walk-in wardrobe and an adjoining dressing room, currently used as such but with all plumbing already in place, offering excellent potential for conversion into an en-suite. In addition, the first floor provides four further well-proportioned bedrooms, one currently arranged as a home office, offering excellent flexibility for growing families and those working from home, together with a family bathroom.







- Attractive 5 Bedroom 2 Bathroom Detached House
- Over 2,000 sqft. Of Accommodation
- Two Reception Rooms
- Ground Floor Shower Room
- Modern Fitted Kitchen With Separate Utility Room
- Conservatory
- Mature Rear Garden (Approx 120ft)
- Integral Garage & Own Driveway
- Close To Local Amenities
- No Upper Chain

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D











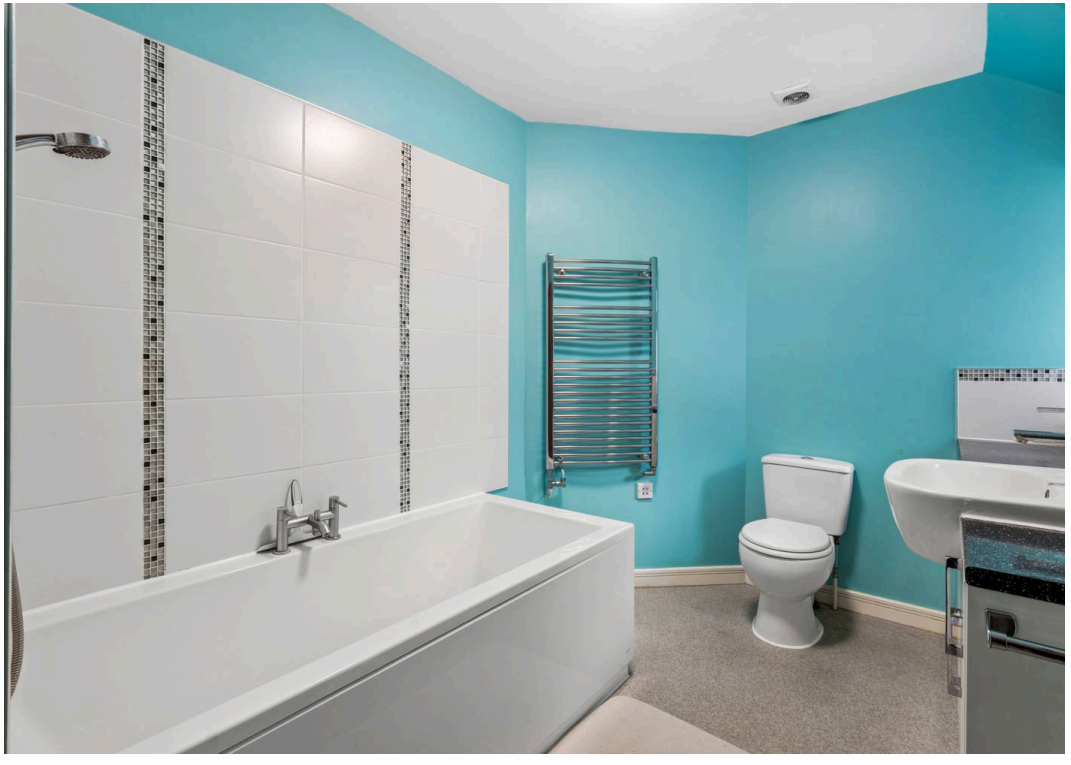







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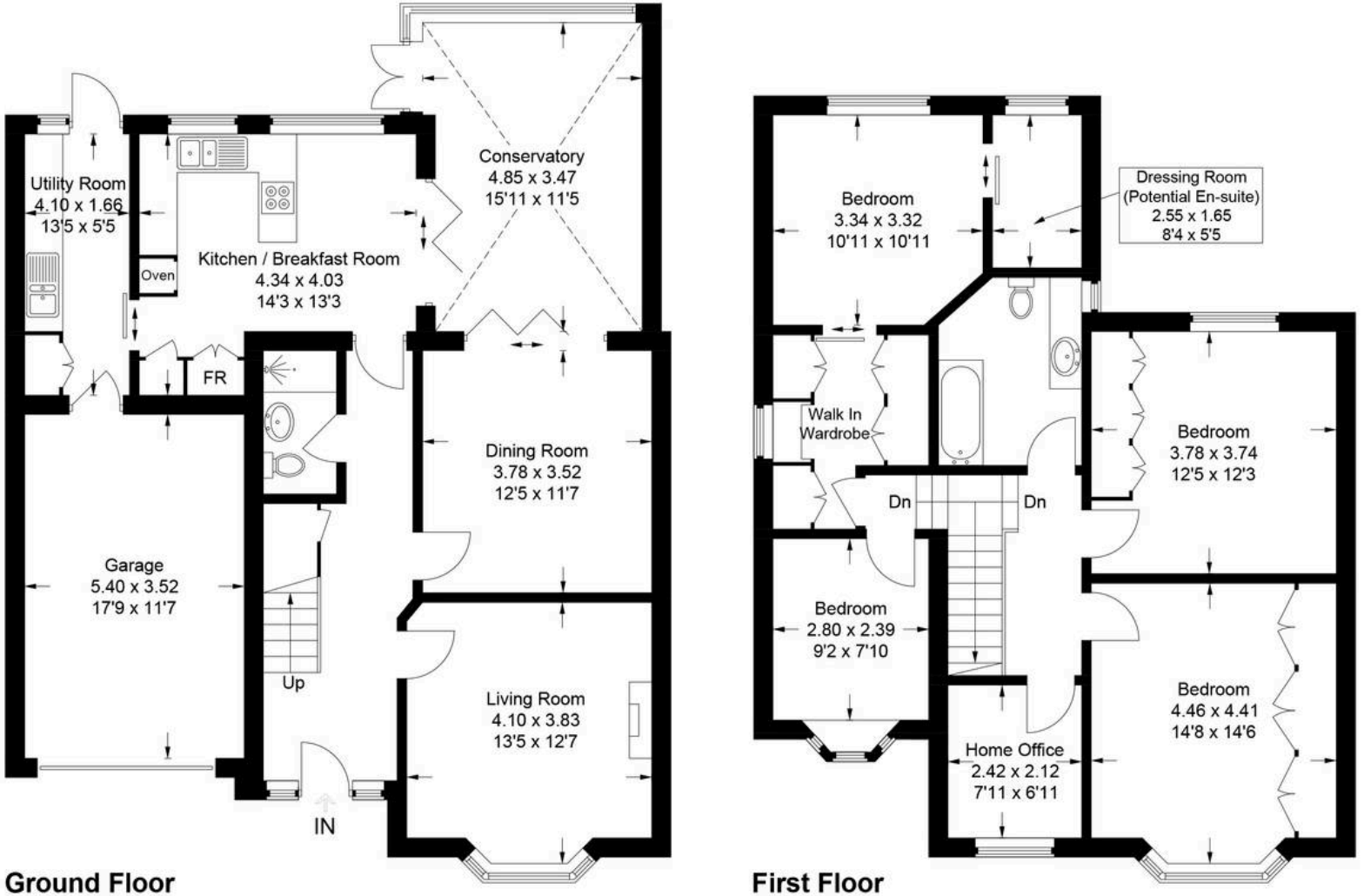






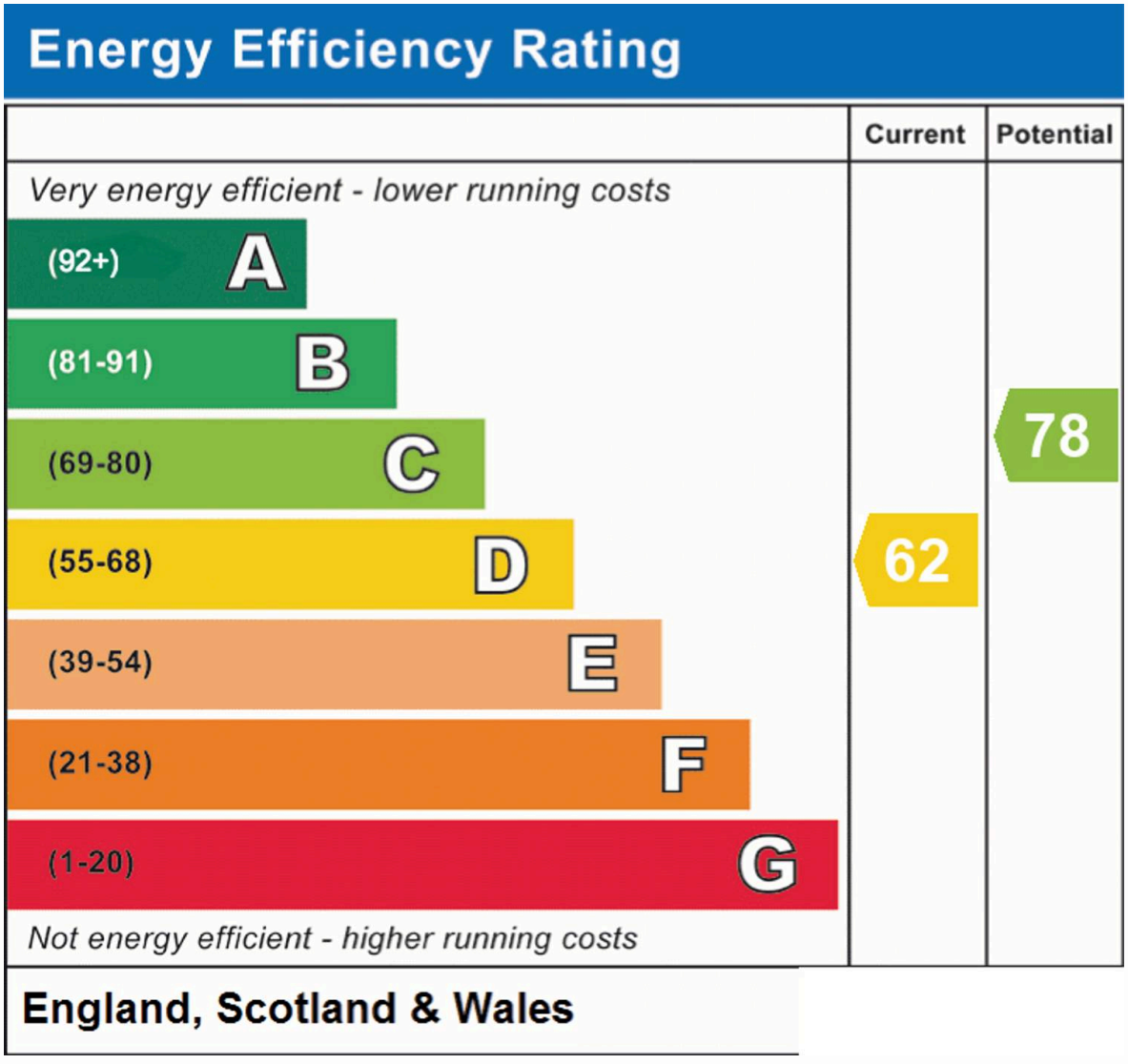
Brookdene Avenue

Approximate Gross Internal Area
Ground Floor = 108.8 sq m / 1171 sq ft
(Including Garage)
First Floor = 82.5 sq m / 888 sq ft
Total = 191.3 sq m / 2059 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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