



53 Brookdene Avenue, Watford – WD19 4LG
£875,000





This beautifully presented and tastefully decorated 4 bedroom, 2 bathroom detached home offers an ideal blend of style and practicality, perfect for family living. The ground floor welcomes you with an entrance hall and cloakroom, leading to a bright front reception room. At the heart of the property lies the stunning open plan modern fitted kitchen, dining, and family room, complete with two sets of doors opening onto a private rear garden perfect for entertaining and outdoor enjoyment. A separate utility room and an integral garage add further convenience. Upstairs, the main bedroom boasts a stylish ensuite shower room, complemented by three additional bedrooms and a contemporary family bathroom. The property benefits from gas central heating, double glazing, and ample off street parking via a block paved driveway. Planning permission has been granted for a single storey side extension and loft conversion, offering excellent potential for further expansion. Situated in a sought after residential location close to local shops and schools, this home combines comfort, space, and convenience providing an exceptional choice for families.





- Beautifully Presented 4 Bedroom 2 Bathroom Detached House
- Open Plan Kitchen/ Diner/ Family Room
- Cloakroom & Separate Utility
- Main Bedroom With Ensuite Shower Room
- Attractive Rear Garden
- Ample Off Street Parking
- Convenient Location Close To Local Amenities
- Planning Permission Granted For Loft & Single Storey Side Extension
- 0.7 Miles to Bushey Station

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E









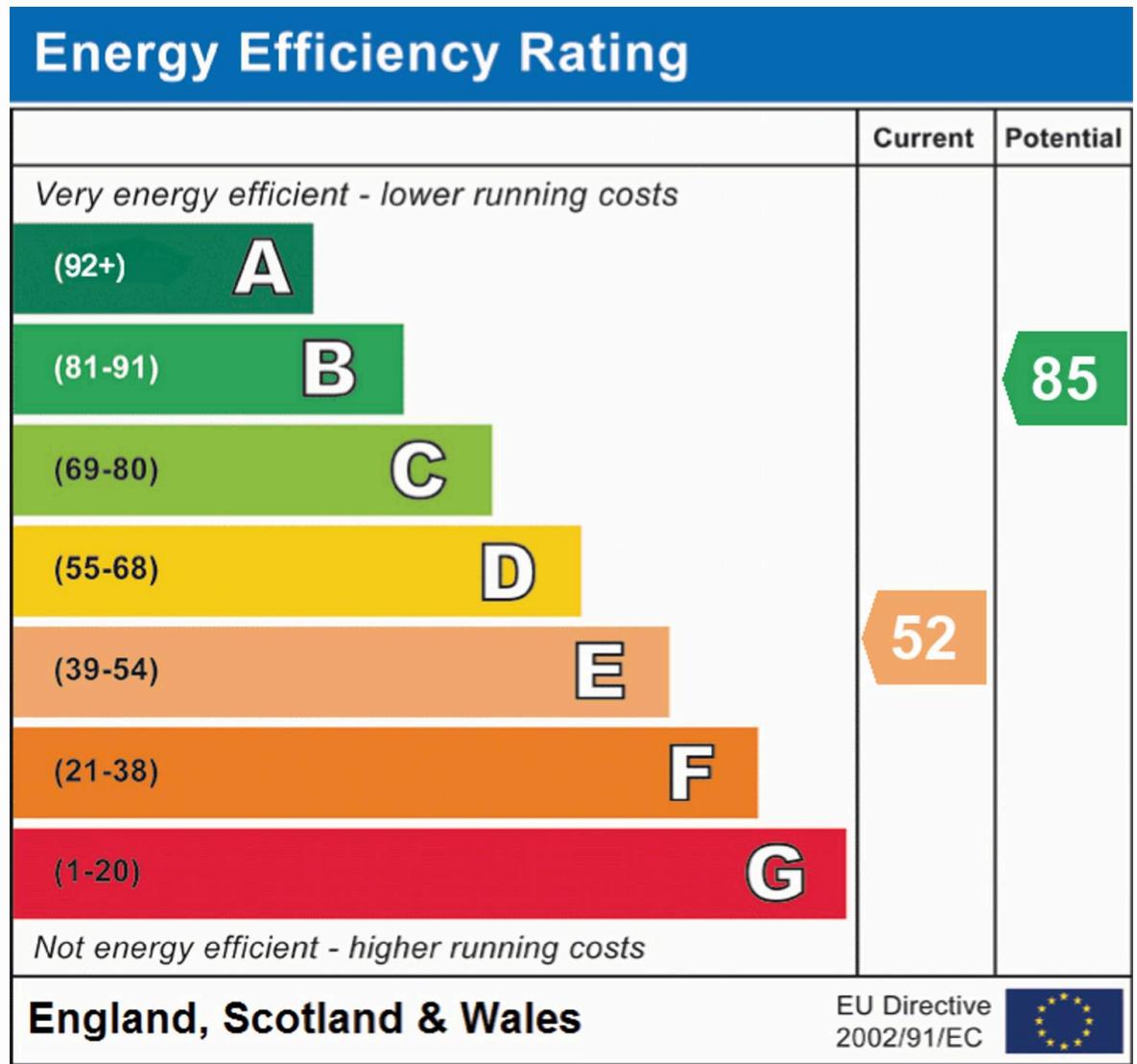
Brookdene Avenue

Approximate Gross Internal Area
Ground Floor = 104.6 sq m / 1,126 sq ft (Including Garage)
First Floor = 69.2 sq m / 745 sq ft
Total = 173.8 sq m / 1,871 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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We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.