



Belgrave Avenue, Watford  
£460,000

proffitt  
& holt





## Belgrave Avenue

Watford



Proffitt & Holt present this three-bedroom terraced home offers well-balanced accommodation and is ideally suited to growing families, first-time buyers or those looking to be within easy reach of local amenities and highly regarded schools.

The accommodation is arranged over two floors and begins with an entrance hall leading to the principal living accommodation. There are two reception rooms, providing separate living and dining areas, creating a versatile layout for both everyday family life and entertaining. To the rear of the property is a modern fitted kitchen with integrated appliances, while the family bathroom is also located on the ground floor. The first floor comprises three bedrooms, with a further loft room offering valuable additional space. Whether used as a home office, hobby room or simply for storage, it provides welcome flexibility to suit a variety of needs.

Outside, the rear garden is predominantly laid to lawn, offering a private outdoor space to enjoy throughout the year.

The property is conveniently positioned for a number of well-regarded schools, including Watford Grammar School for Boys, Central Primary School and Chater Junior School. Watford town centre, Cassiobury Park and a range of transport links are all within comfortable reach, making this an excellent location for commuters and families alike.



## Belgrave Avenue

Watford

West Watford is an area conveniently located for easy access to Watford Metropolitan Line station, highly regarded schooling and Watford Town Centre with its extensive shopping, transport, and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, numerous restaurants plus Watford Junction mainline station and Watford High Street (London Overground - Lioness Line) station. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of ten minutes.



- Three Bedrooms
- Mid-Terraced Home
- Two Reception Rooms
- Integrated Kitchen
- Useful Loft Room
- Private Rear Garden
- Sought-After Location





## General Information

EPC – Energy Efficiency Rating: D

Council Tax Band: C

Tenure: Freehold

## Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

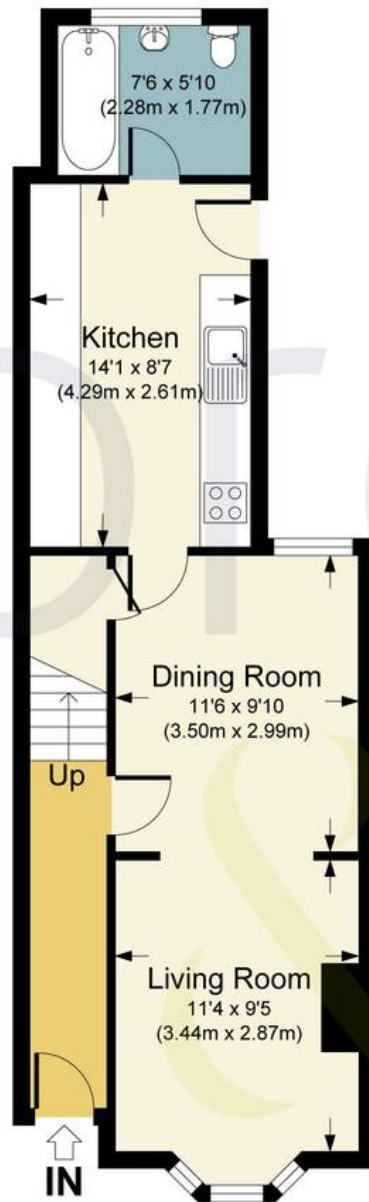
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## Fixtures and Fittings

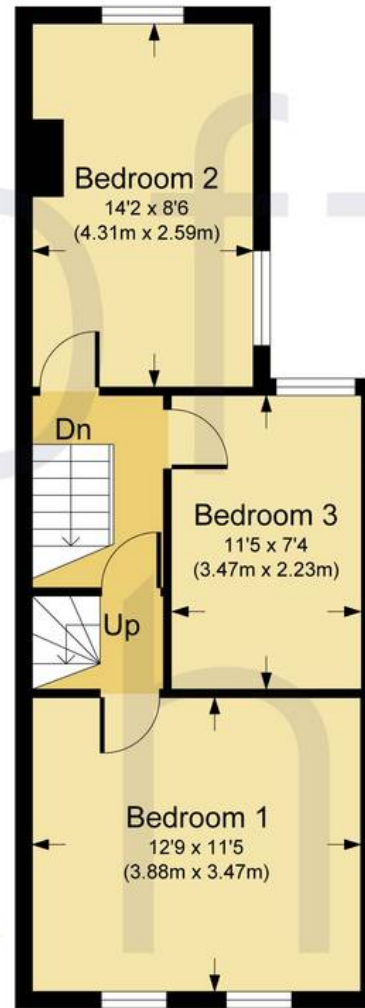
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



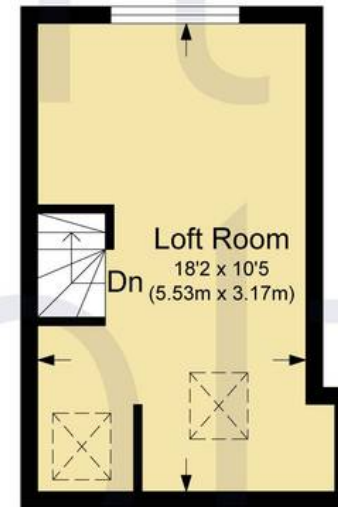
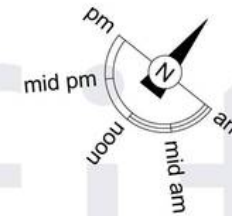




Ground Floor



First Floor



Second Floor

BELGRAVE ROAD, WD18

APPROX. GROSS INTERNAL FLOOR AREA 1072.40 SQ FT / 99.63 SQ M.

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## Proffitt & Holt – Watford

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