



**A WELL PRESENTED FIVE BEDROOM DETACHED FAMILY HOME**

Brookdene Avenue, Watford, WD19 4LG

**ROBSONS**

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**DETACHED • FIVE BEDROOMS, THREE ENSUITE BATHROOMS • FAMILY BATHROOM • SPACIOUS LIVING/DINING ROOM • KITCHEN • UTILITY ROOM • OFFICE • DOWNSTAIRS W/C • REAR GARDEN • DRIVEWAY PARKING**

### Description

This very well presented five-bedroom detached family home boasts an attractive frontage and offers spacious, versatile accommodation, perfectly suited to modern family living.

The ground floor welcomes you with an entrance hallway leading to a home office, ideal for remote working, and a well-proportioned ground floor bedroom complete with its own en-suite shower room, providing excellent guest or multi-generational accommodation. There is also a convenient guest cloakroom/w.c. To the rear of the property, the impressive open-plan living and dining room is flooded with natural light and features bi-folding doors that seamlessly connect the indoor space with the rear garden. The well-appointed kitchen is complemented by a separate utility room, offering additional storage and practicality.





The first floor comprises four good-sized bedrooms, two of which benefit from en-suite shower rooms, while the remaining bedrooms are served by a stylish family bathroom.

Outside, the low-maintenance rear garden features a raised patio area, with steps leading down to the lawn.

To the front, there is off-street parking on either side of the front garden, providing ample parking for multiple vehicles.

### Location

Brookdene Avenue is a short distance from local shops, parks and open spaces, and within easy reach of central Watford, which provides an Atria Shopping Centre along with many high street chains, independent shops and restaurants. Several large chain supermarkets including Tesco 24 hour, Asda and Sainsbury's are all close at hand. Carpenders Park Station is the nearest over ground station while Bushey Main Line train station offers a frequent service to central London and beyond, and also Moor Park underground station, with the Metropolitan Line offering fast trains into London. Easy access to major roads and motorways (M25, M1 and A41) and excellent airports links. There is an excellent choice of both private and state schools nearby including Merchant Taylors, St Helens, Watford Grammar Boys and Girls and Bromet Primary.

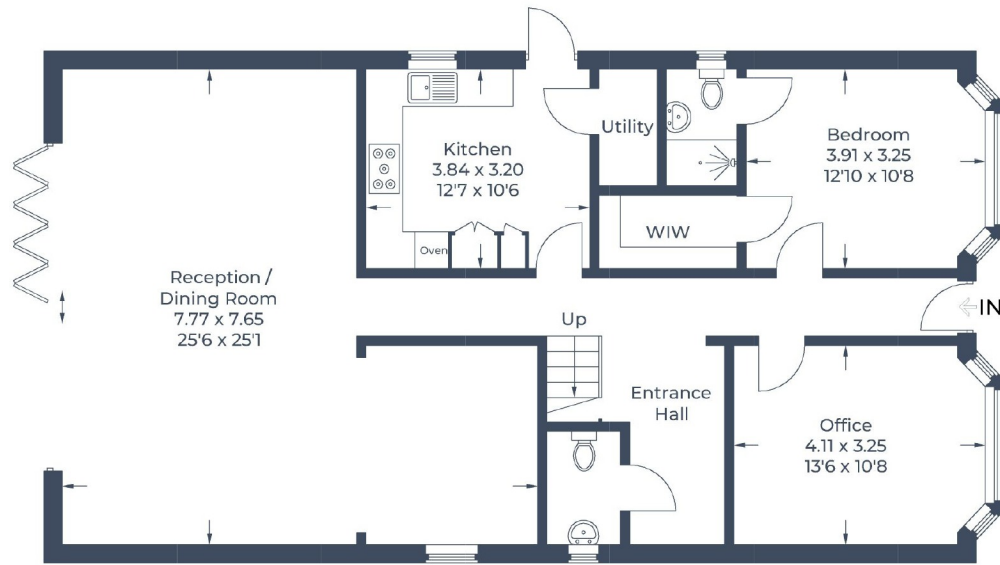
### Additional Information

Tenure: Freehold      Local Authority: Three Rivers  
Council Tax Band: F      Energy Efficiency Rating: C

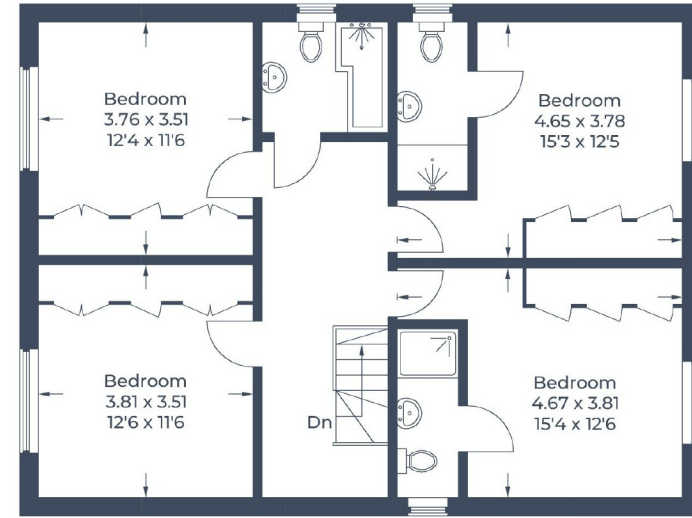
For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 835355.



Approximate Gross Internal Area  
Ground Floor = 116.3 sq m / 1252 sq ft  
First Floor = 81.4 sq m / 876 sq ft  
Total = 197.7 sq m / 2,128 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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