



68 Talbot Avenue, Watford – WD19 4AX
£875,000





A beautifully maintained and thoughtfully extended 4 bedroom, 2 bathroom semi detached home, tastefully decorated throughout. The property features an entrance porch leading to an entrance hall, a separate living room with a large bay window and feature fireplace, as well as a stunning open plan kitchen, dining, and family room—perfect for entertaining. In addition, there is a separate utility room and a convenient ground floor cloakroom. On the first floor, there are three good size bedrooms served by a family bathroom, while the loft has been converted to create a spacious main bedroom with an ensuite shower room. The home benefits from gas central heating, double glazing, and an approximately 70ft rear garden with a versatile garden room/office and open views to the rear. To the front, there is off street parking. The property is ideally situated in a sought after location within easy reach of Bushey Mainline Station, offering fast services to London Euston.





- A Well Maintained 4 Bedroom 2 Bathroom Semi Detached House
- Separate Living Room With Large Bay Window
- Open Plan Kitchen/ Diner/ Family Room
- Gas Central Heating/ Double Glazing
- Rear Garden With Garden Room/ Office
- Open Views To The Rear
- Off Street Parking To The Front
- Close To Bushey Main Line Station

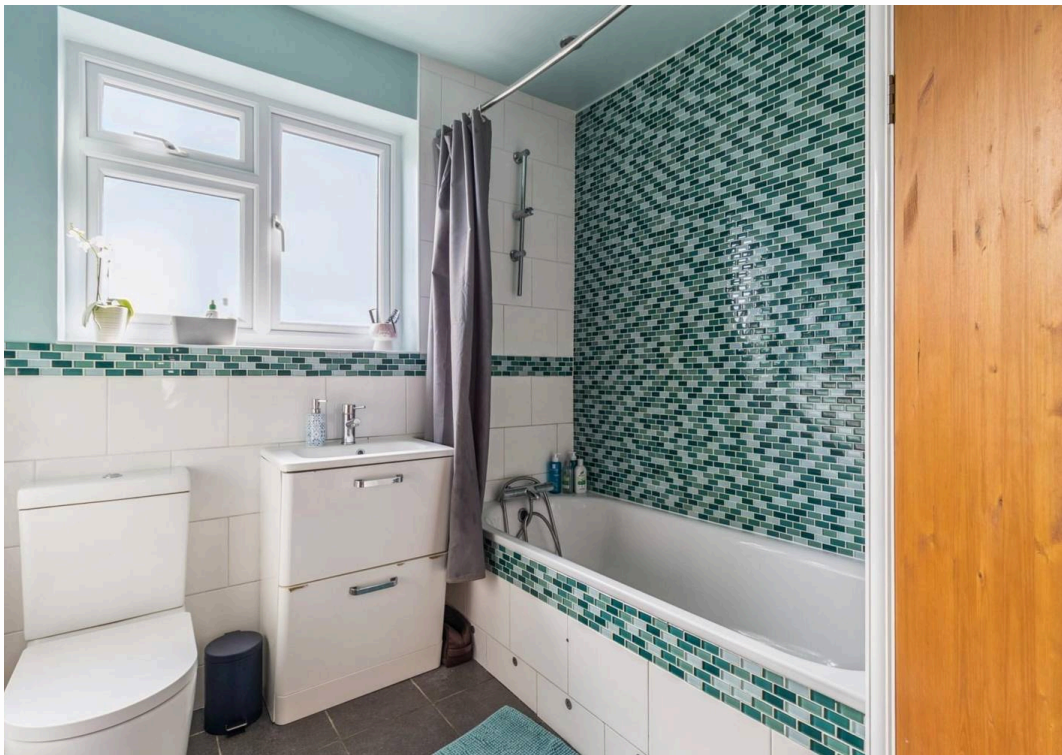
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







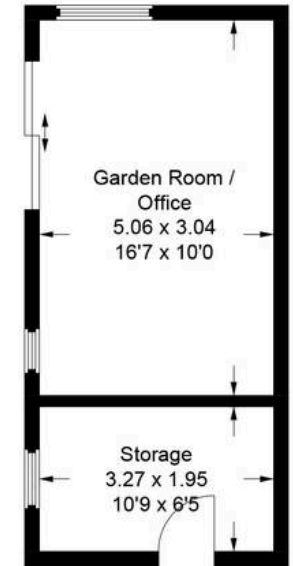
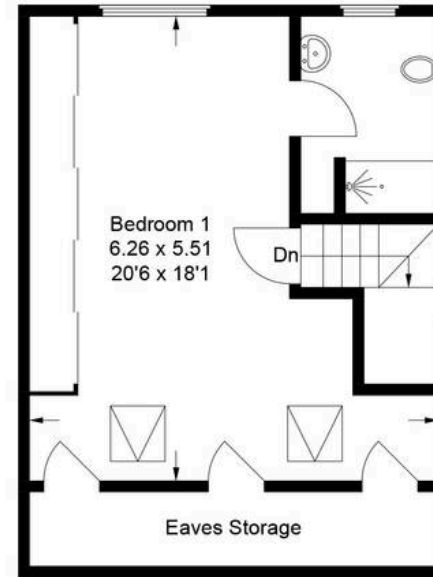
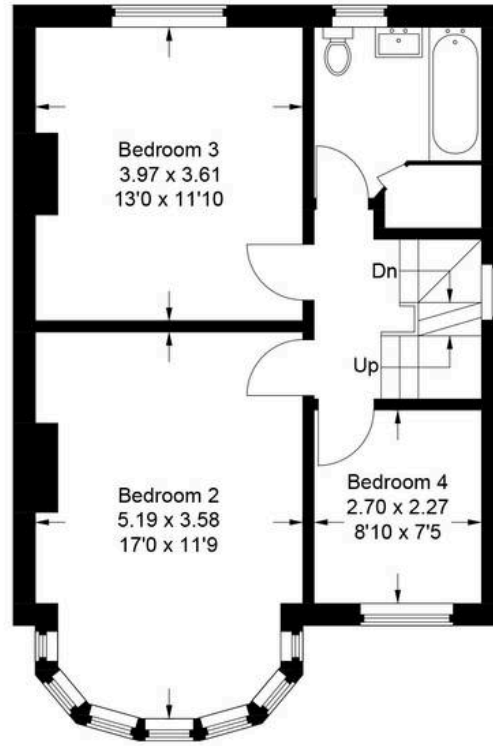




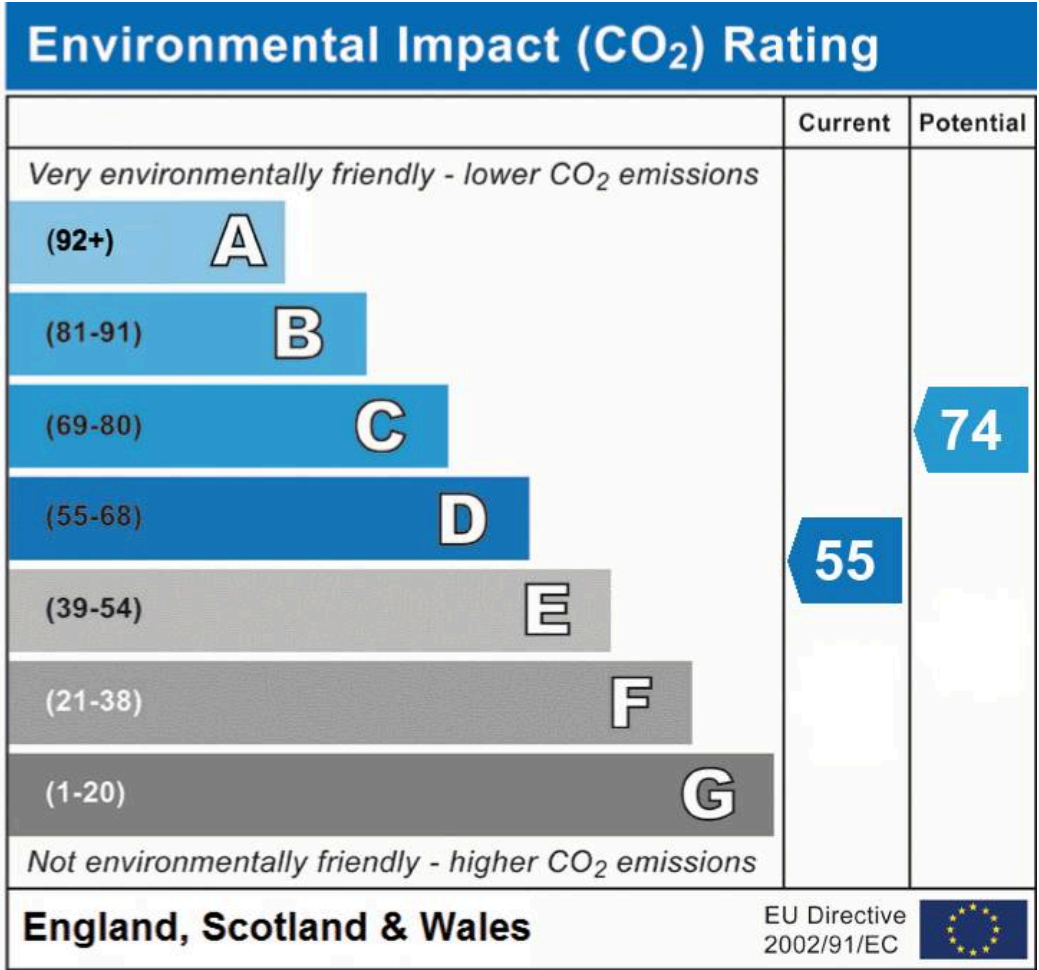
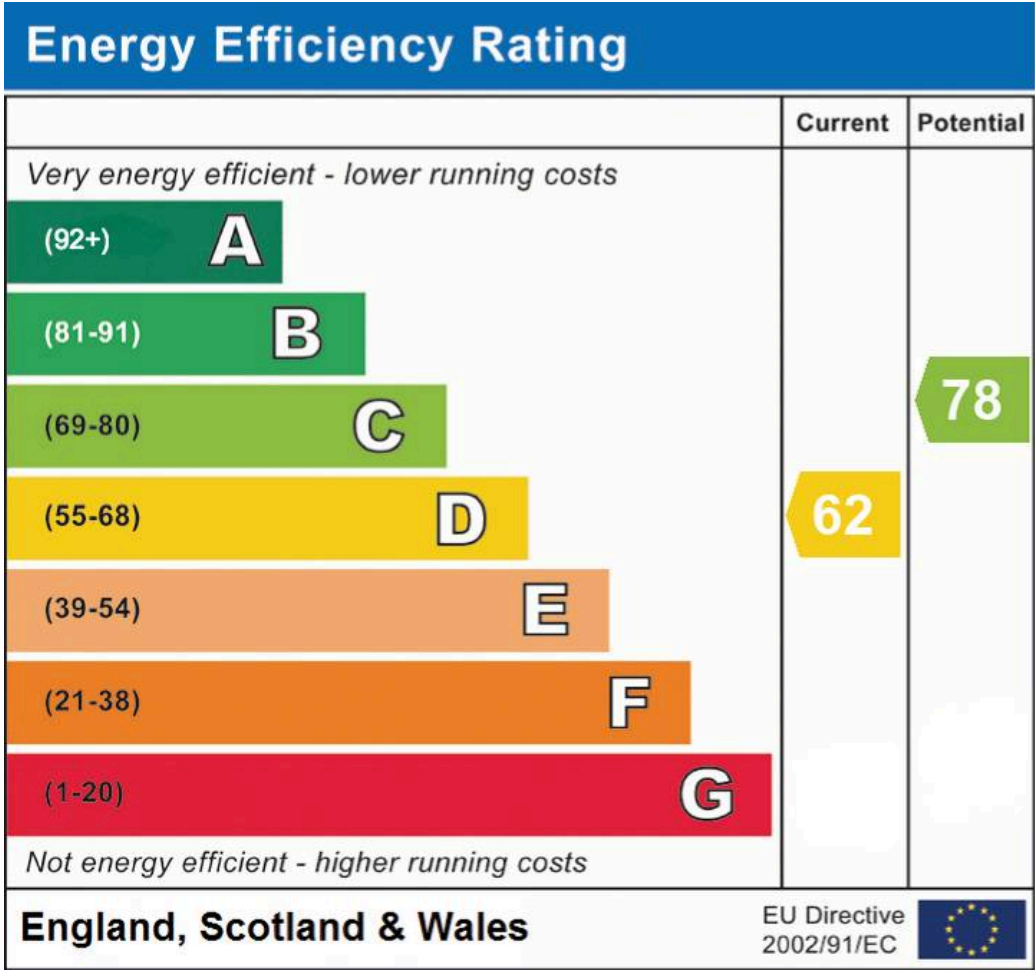


Talbot Avenue

Approximate Gross Internal Area
 Ground Floor = 70.3 sq m / 757 sq ft
 First Floor = 50.6 sq m / 545 sq ft
 Second Floor = 40.7 sq m / 438 sq ft
 Garden Room / Office / Storage = 22.5 sq m / 242 sq ft
 Total = 184.1 sq m / 1,982 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.



Churchills – Oxhey

Churchills Estate Agents, 99 Villiers Road – WD19 4AL

01923 242255

churchillsbushey.co.uk

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.