

Connells

Norbury Avenue
Watford

Norbury Avenue
Watford WD24 4PL

for sale offers in excess of
£450,000







Property Description

** NO UPPER CHAIN ** Connells are pleased to present this well-presented mid-terraced house to the market that is situated on a private gated road in the popular Reeds Development. The property comprises of a sizeable reception room, a well-maintained kitchen, two double bedrooms with fitted wardrobes as well as a family bathroom. Benefits include a landscaped enclosed rear garden, allocated off-street parking as a garage.

Ideal for first time buyers and investors the property is conveniently located with access to several transport links including being walking distance to Watford Junction Station as well as the A41 & M1 motorways. Watford High Street and Shopping Centre is just a short walk away providing numerous shops, eateries, entertainment and recreational facilities.

For more information or to arrange a viewing, please contact Connells today.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Door to front aspect, stairs to first floor landing, radiator.

Living Room

14' 6" x 12' 6" (4.42m x 3.81m)

Windows to rear aspect, patio doors to rear garden, television point, telephone point, under-stairs storage, radiator.

Kitchen

10' 6" x 6' (3.20m x 1.83m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for under-counter fridge/freezer.

First Floor Landing

Stairs from entrance hall.

Bedroom One

11' x 9' 9" (3.35m x 2.97m)

Window to rear aspect, fitted wardrobes, airing cupboard, radiator.

Bedroom Two

10' 7" x 7' 7" (3.23m x 2.31m)

Window to front aspect, fitted wardrobes, radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, radiator.

Outside

Rear Garden

Enclosed rear garden, paved patio area, steps up to laid lawn, side aspect.

Parking

Allocated off-street parking.

Garage

Up and over door.

















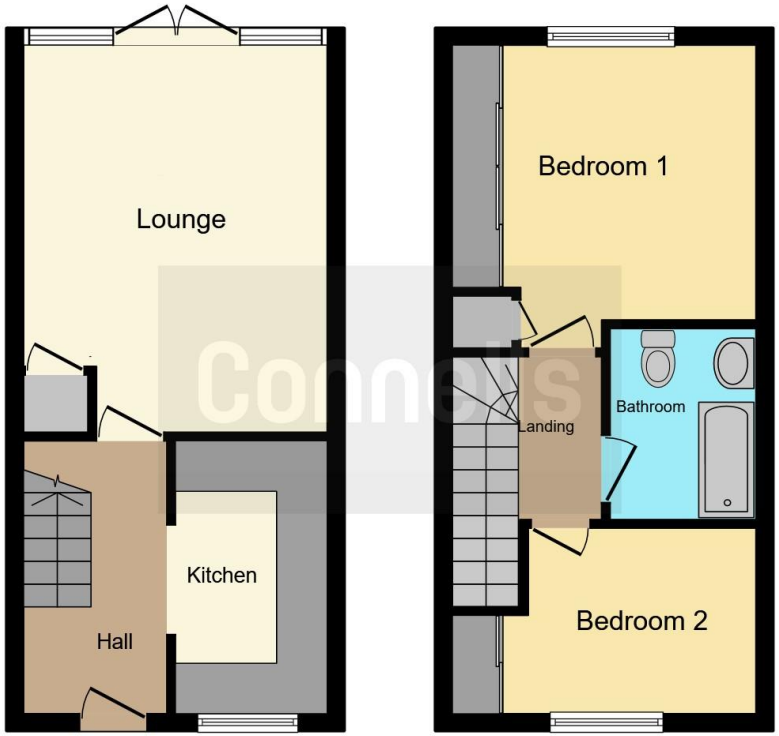

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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6 The Parade
WATFORD WD17 1AA

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313648

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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