



Westlea Avenue, Garston, Watford

In Excess of £535,000

proffitt
& holt





Westlea Avenue

Watford



This well presented three bedroom semi detached house offers an exceptional opportunity for those seeking a spacious and versatile family home in a highly desirable location with excellent motorway and transport links.

The property is thoughtfully designed, featuring a welcoming entrance hall that leads to a generously sized reception room, ideal for both relaxing evenings and entertaining guests. The modern kitchen is well appointed, providing ample storage and workspace for all your culinary needs, while the convenient downstairs cloakroom adds a practical touch for busy households. Upstairs, you will find three well proportioned bedrooms, each offering comfortable accommodation and plenty of natural light, making them perfect for family members or guests. The four piece bathroom suite is elegantly finished, comprising a separate shower enclosure, bath, wash basin and WC, ensuring a luxurious and functional space for daily routines. Additional benefits include a garage that offers valuable storage or parking options and the property is offered with no upper chain, facilitating a smooth and swift purchase process.

Located within close proximity to a wide range of shops and amenities, this home provides everything needed for modern living right on your doorstep, while excellent transport connections make commuting or travelling further afield both convenient and efficient. With its combination of space and practicality, this semi detached property is perfectly suited to growing families, professionals or investors alike, and represents a rare opportunity to secure a quality home in a sought after area.

Early viewing is highly recommended to fully appreciate the comfort and potential this superb property has to offer.



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Garston is situated on the north side of Watford and has several schools, parks, local amenities and links to the major motorways. Garston train station is within a short walk with the Abbey Line service which runs between St Albans and Watford Junction, which in turn provides fast and frequent services into London, Euston. Watford town centre provides extensive shopping, transport and entertainment facilities, including the Harlequin Watford Shopping Centre, The Palace and Pumphouse theatres, Watford Colosseum and numerous restaurants. For the road commuter, both the M1 and M25 motorways are within, typically, a drive of five/ten minutes.

- Semi Detached Property
- Three Bedrooms
- Downstairs Cloakroom
- Large Reception Room
- Garage/Storage
- Excellent Motorway and Transport Links
- Close To Shops and Amenities
- No Upper Chain
- Four Piece Bathroom Suite





General Information

EPC – Energy Efficiency Rating: D

EPC – Environmental Impact Rating: E

Council Tax Band: E

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:

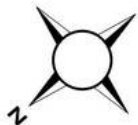
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

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

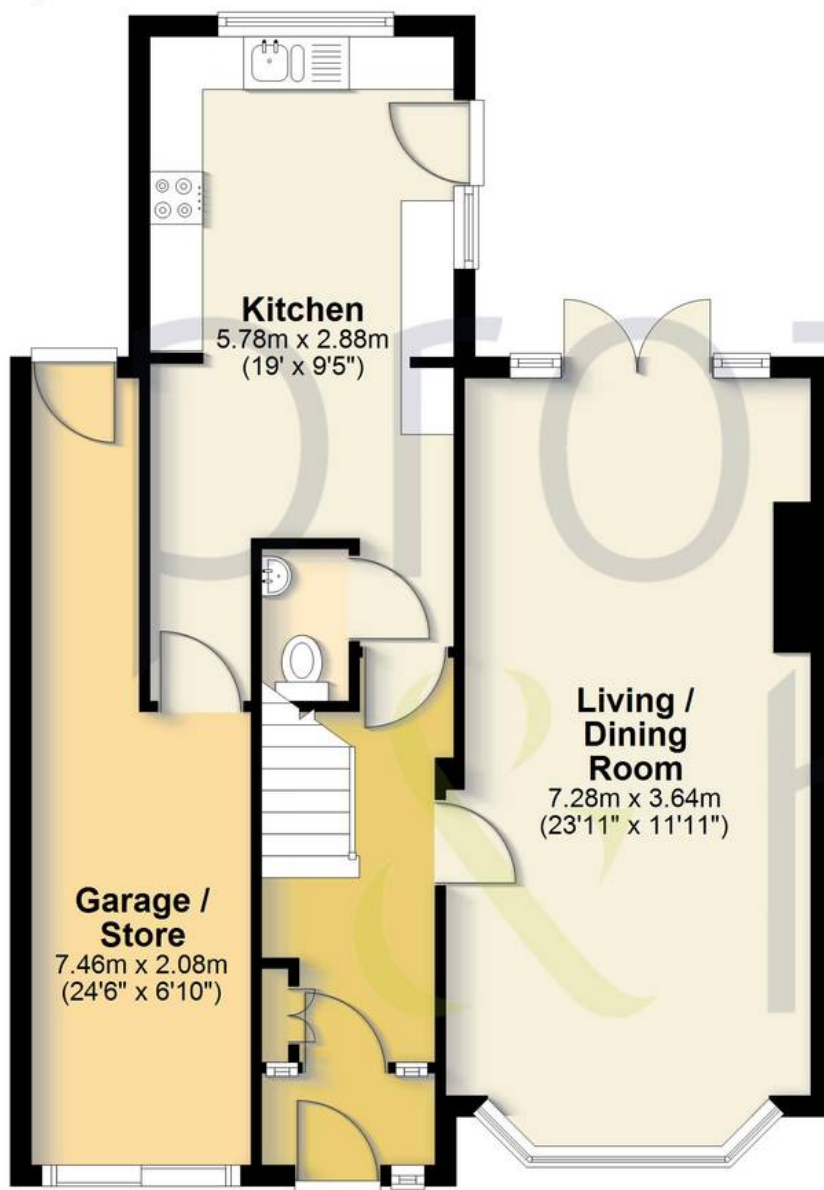






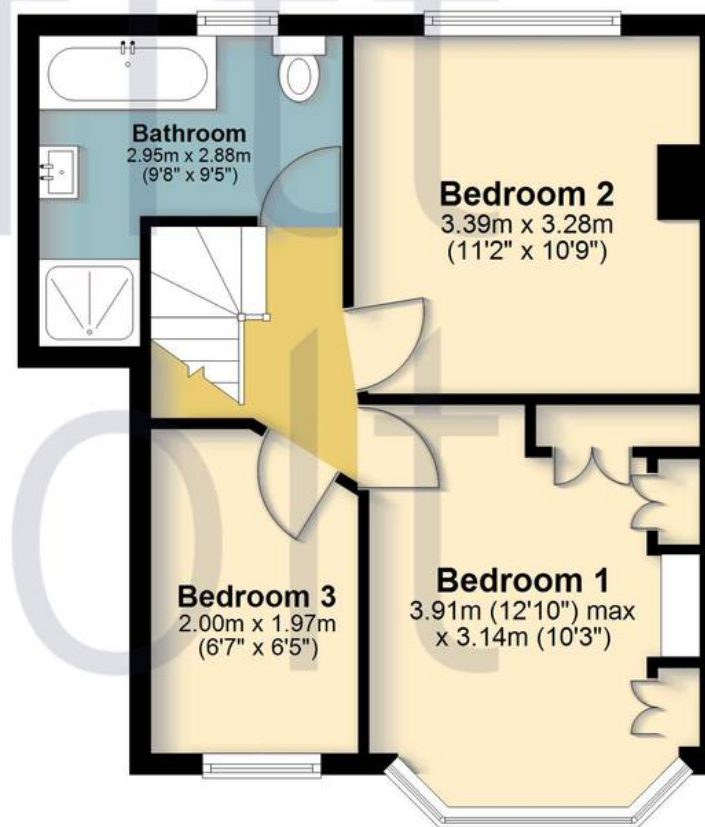
Ground Floor

Approx. 63.7 sq. metres (685.4 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Total area: approx. 102.6 sq. metres (1104.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings -

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Plan produced using PlanUp.





Proffitt & Holt – Watford

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