

# HARRY CHARLES

Property Specialists



Evans Avenue, Watford, WD25 0EX

**Guide price £675,000**



**\*\* FOUR BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME - NO UPPER CHAIN - GROUND FLOOR BEDROOM WITH EN-SUITE SHOWER ROOM - THREE 1ST FLOOR BEDROOMS - LENGTHY LIVING ROOM - KITCHEN/ BREAKFAST ROOM - DOWNSTAIRS SHOWER ROOM - 1ST FLOOR BATHROOM - GARDEN STUDIO/HOME OFFICE - AMPLE OFF ROAD PARKING \*\*** We are delighted to be favoured with instructions to offer this well proportioned and versatile four bedroom semi-detached home situated in this popular location offering excellent access to the local network of motorways. The property benefits from the addition of an extension to the rear, the garage has been converted to provide a downstairs bedroom with en-suite and there is self contained garden studio/home office which is located at the rear of the garden. There is ample off road parking to the front and there is a low maintenance garden to the rear with a covered outside kitchen area. An internal viewing is required to appreciate the numerous benefits on offer so we would ask that you contact us to arrange this without delay.

- Extended Four Bedroom Semi Detached ▪ Lengthy Living Room Home
- Kitchen/ Breakfast Room
- Three 1st Floor Bedrooms
- Self Contained Studio/ Home Office
- Ample Off Road Parking
- Downstairs Bedroom With En-Suite Shower
- Downstairs Shower Room/ 1st Floor Bathroom
- Council Tax Band E
- NO UPPER CHAIN



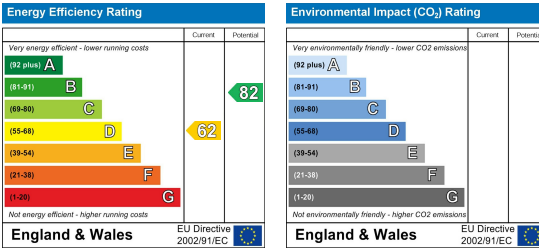
Floor Plan



Area Map



Energy Efficiency Graph



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