



**Connells**

North Western Avenue  
WATFORD

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WATFORD WD25 0AN

for sale offers in excess of  
**£425,000**



### Property Description

This super two-bedroom home is situated in the highly sought-after location of North Western Avenue. Ideal for family living, the property boasts a modern decorative finish, featuring a bright, well-equipped kitchen, lounge with bay window and conservatory to rear, upstairs you'll find two generous bedrooms, and the family bathroom. The home is conveniently located near Cherry Tree and Beechfields schools, with easy access to the M1 and M25 motorways. Additionally, Asda and Sainsbury's superstores are within close proximity. We highly recommend scheduling a viewing to fully appreciate what this home has to offer!

#### Entrance Hall

Front door.

#### Living Room

14' 5" x 11' 6" ( 4.39m x 3.51m )

Bay window to front.

#### Kitchen

14' 5" x 9' 6" ( 4.39m x 2.90m )

Fitted kitchen with built in wall and base units, breakfast bar, sink with drainer, cooker point.

#### Conservatory

9' 2" x 8' 4" ( 2.79m x 2.54m )

Door to side.

#### Lean To

Access from front of house to rear.



## First Floor

### Bedroom 1

14' 9" x 11' 2" ( 4.50m x 3.40m )

Bay window to front,

### Bedroom 2

9' 10" x 6' 11" ( 3.00m x 2.11m )

### Bathroom

Bath, WC.

### Outside

### Rear Garden

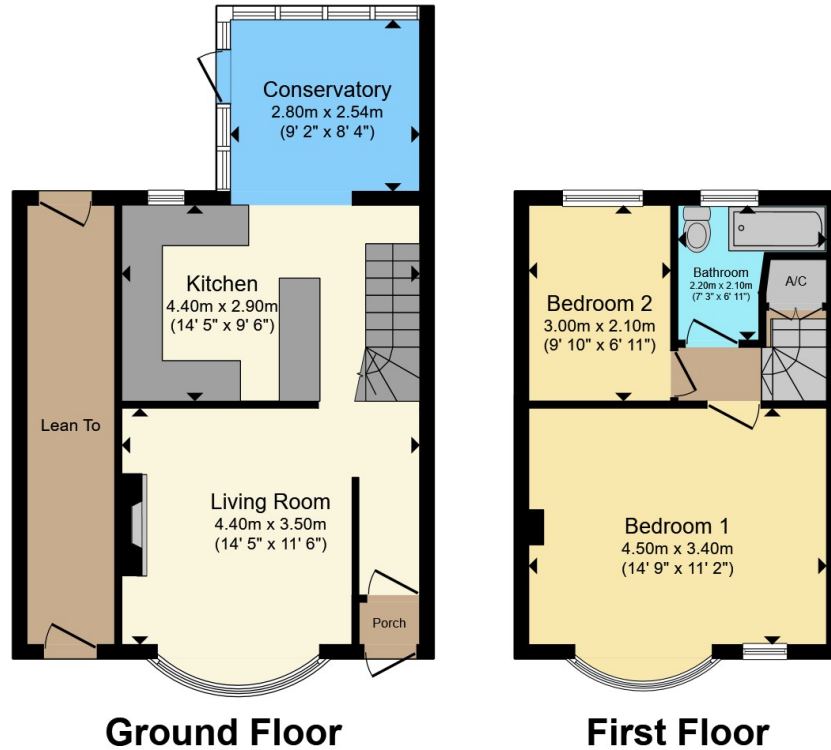
### Front Garden

Paved area with path.









Total floor area 75.9 m<sup>2</sup> (817 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEA103632](http://connells.co.uk/Property/LEA103632)**



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