



17 Alva Way, Watford
£795,000



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17 Alva Way

Watford

One word.....Superb. Fairfields are delighted to offer for sale this fabulous four double bedroom (smallest bedrooms 13'7 × 10'4), 2 bathroom (1 En-Suite) rear extended detached bungalow offering generous and versatile living space and all finished to a very high standard throughout. The heart of the home is the impressive open-plan thru living/dining/kitchen room, measuring 34'9 x 11'9, which is perfect for modern family life and entertaining and with a modern utility room accessed from the kitchen area

The property benefits from full double glazing and underfloor heating throughout, ensuring comfort and efficiency all year round. The spacious main bedroom, measuring 17'11 x 11'10, features a stylish and large en-suite bathroom with large bath, while the remaining three substantial double bedrooms offer ample space for family or guests, supported by a contemporary family shower room.

Whilst we know you will be impressed by the main building, the outside space is equally impressive, starting with a lovely patio area that leads via steps to a generously sized lawn, perfect for family activities and relaxation. The garden is complemented by a large paved BBQ area, ideal for summer gatherings, outbuildings.



- FABULOUS 4 DOUBLE BEDROOM EXTENDED DETACHED BUNGALOW
- 34'9 X 11'9 LOUNGE/DINING/KITCHEN AREA



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Outbuilding one is split into two secure store sheds, each with its own entrance, constructed in durable blockwork and the main outbuilding (21'8 x 11'10) is a truly fabulous addition, approached via a paved pathway and featuring a large gazebo at the front. Inside, you will find ample storage, along with a wall heater, UPVC double glazed window, and laminate flooring. There are also two storage cupboards, with the larger measuring 9'4 x 6'4, and to cap it all off, a modern shower room with walk-in shower, wash hand basin, and WC, finished with tiled floors and walls.

The garden also benefits from side gate access to the front of the property, while the front offers brick block paving with parking for two cars. This beautifully presented bungalow, with its combination of stylish interiors, outstanding outdoor amenities and NO UPPER CHAIN, is a rare opportunity not to be missed.

Council Tax Band is 'E' and the EPC rating is 'C', reflecting the property's excellent energy performance.

N.B Please be aware that this property has had a historical claim for underpinning with paperwork available from Fairfields including the 'Structural Adequacy' report

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





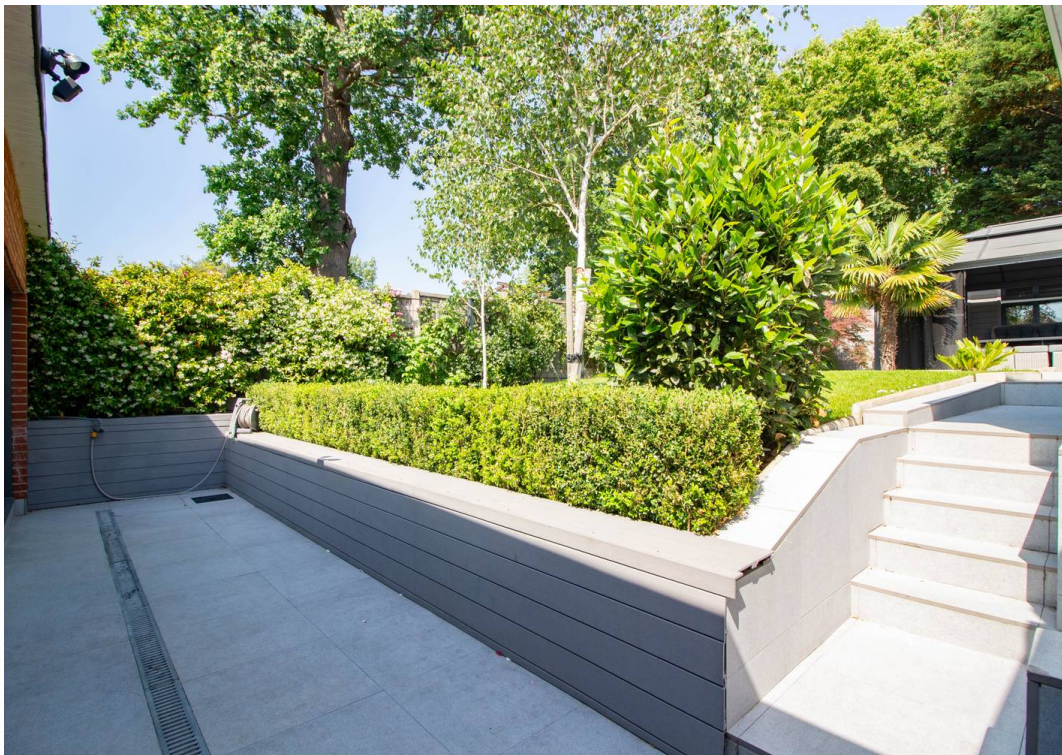
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- FABULOUS 4 DOUBLE BEDROOM EXTENDED DETACHED BUNGALOW
- 34'9 X 11'9 LOUNGE/DINING/KITCHEN AREA
- FULLY DOUBLE GLAZED PLUS UNDER FLOOR HEATING
- UTILITY ROOM
- 18' X 11'10 BEDROOM WITH LARGE EN-SUITE
- BEAUTIFUL GARDEN PATIO COMBINATION
- 27'X 11'10 OUTBUILDING WITH BATHROOM
- NO UPPER CHAIN
- COUNCIL TAX BAND 'E'
- EPC RATING 'C'





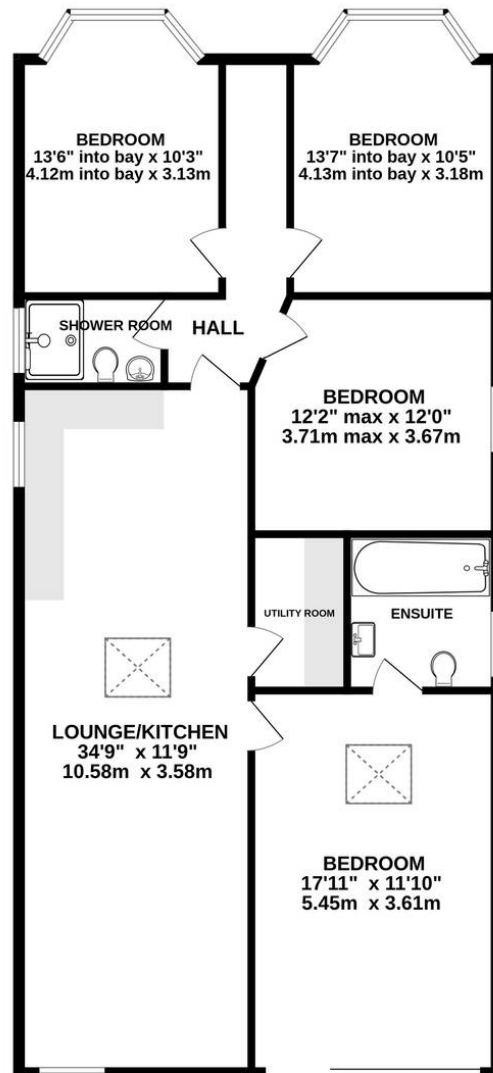




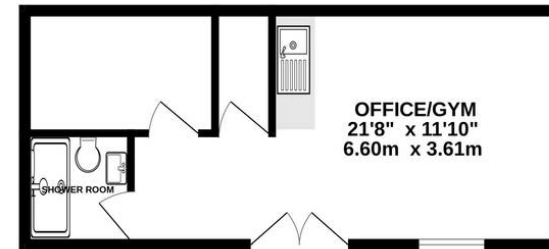




GROUND FLOOR
1266 sq.ft. (117.6 sq.m.) approx.



OUTBUILDING
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 1586 sq.ft. (147.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Fairfield – Oxhey

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