

for sale

offers in excess of **£425,000**



Norbury Avenue Watford WD24 4PL

**** SOUGHT AFTER REEDS DEVELOPMENT ** ENCLOSED REAR GARDEN ** ALLOCATED PARKING SPACE ** IDEAL FOR FIRST TIME BUYERS OR INVESTORS ** PRIVATE GATED ROAD ** WELL-PRESENTED MID-TERRACED HOUSE ** SIZEABLE RECEPTION ROOM ** TWO DOUBLE BEDROOMS** CONSERVATORY ****



Norbury Avenue Watford WD24 4PL

Agents Note

There is a maintenance charge of approx. £900 PA. This includes residential use of the communal grounds and parking at rear of the property.

Entrance Hall

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

Living Room

14' 4" MAX x 12' 1" MAX (4.37m MAX x 3.68m MAX)
Windows to rear aspect, patio doors to conservatory, television point, telephone point, under-stairs storage, radiator.

Conservatory

11' 1" MAX x 7' 8" MAX (3.38m MAX x 2.34m MAX)
Windows to side and rear, door to rear garden.

Kitchen

10' 1" MAX x 5' 5" MAX (3.07m MAX x 1.65m MAX)
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

12' 1" MAX x 10' 1" MAX (3.68m MAX x 3.07m MAX)



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

Bedroom Two

12' 1" Plus Wardrobe x 6' 8" Plus Recess (3.68m Plus Wardrobe x 2.03m Plus Recess)

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, shed, side access.

Parking

Allocated off-street parking.





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

T 01923 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

Property Ref: WTF313824 - 0022

Tenure:Freehold EPC Rating: E

Council Tax Band: D

view this property online connells.co.uk/Property/WTF313824



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk