



51 Lytham Avenue, WATFORD
£495,000



 fairfieldestates



51 Lytham Avenue

WATFORD, Watford

BISF CONSTRUCTED THREE BDROOM SEMI DETACHED FAMILY HOME PRESENTED IN STUNNING CONDITION THROUGHOUT WITH THE ADDITION OF LARGE CONSERVATORY & UTILITY ROOM – VIEWING STRONGLY RECOMMENDED.

A beautifully presented three-bedroom semi-detached home, constructed using BISF methods, offering spacious and versatile accommodation throughout. Ideally suited to families and first-time buyers, the property is offered in stunning condition and is ready to move straight into.

EPC Energy Efficiency Rating: C

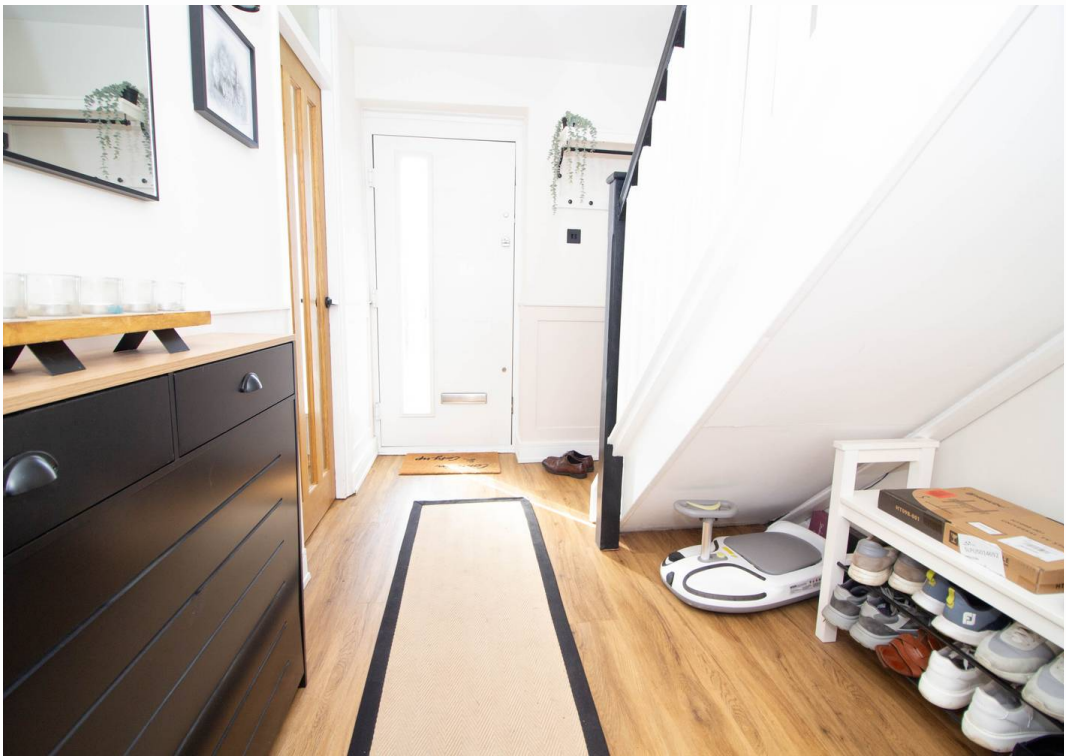
EPC Environmental Impact Rating: C

- BISF CONSTRUCTION
- THREE GOOD SIZED BEDROOMS
- STUNNING CONDITION THROUGHOUT
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- MODERN KITCHEN & BATHROOM
- LARGE EAST FACING REAR GARDEN
- 21'3" x 5'1" LEAN TO UTILITY ROOM & CONSERVATORY
- EXTERNAL ADDITIONAL WC
- EPC RATING - C
- COUNCIL TAX BAND 'C'





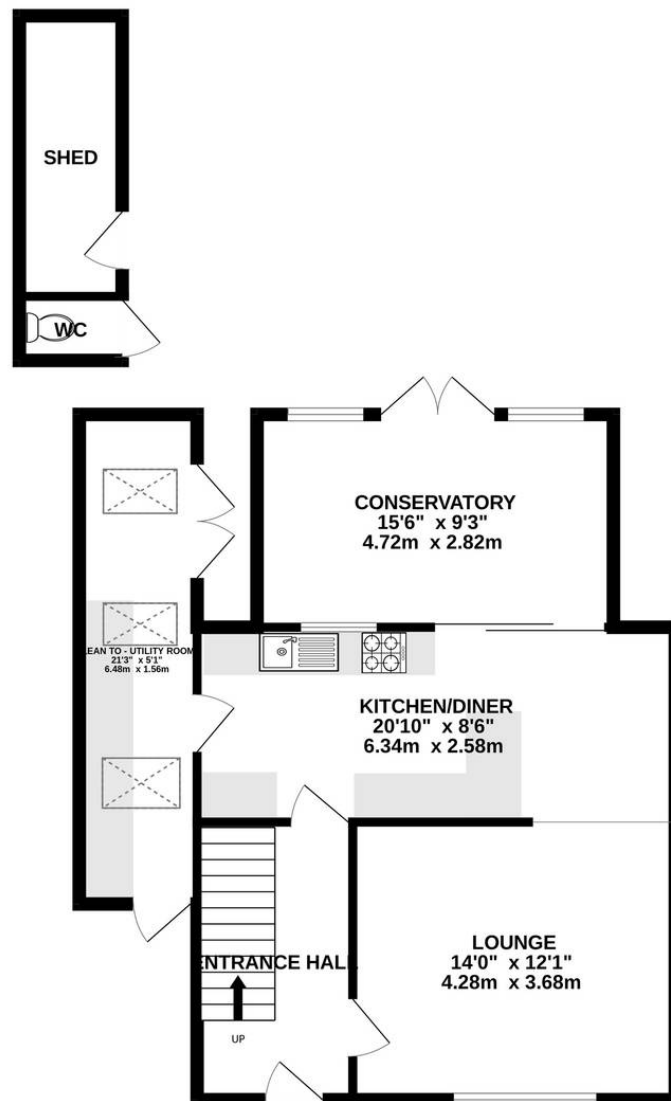




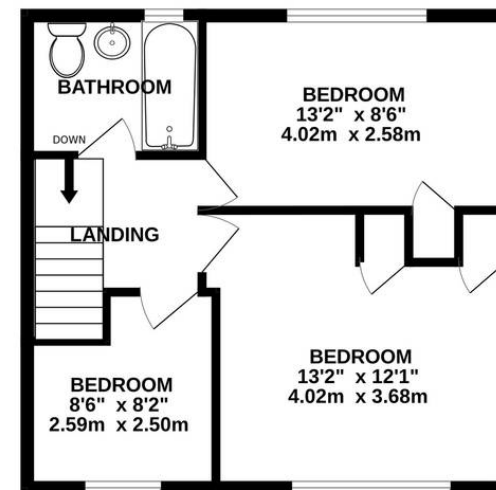




GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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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