

Princes Avenue,Watford WD18 7RS

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welcome to

Princes Avenue, Watford

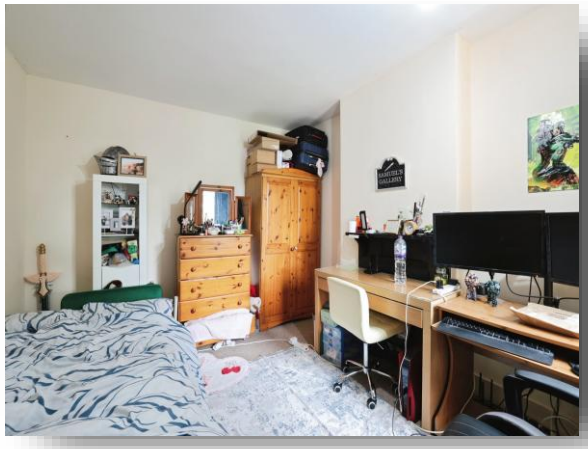
A spacious three-bedroom Victorian end of terrace house situated on Princes Avenue, offering well-proportioned accommodation throughout and ideally positioned for Watford town centre, Watford Metropolitan Station and Cassiobury Park. The property is being offered to the market with no onwards chain.

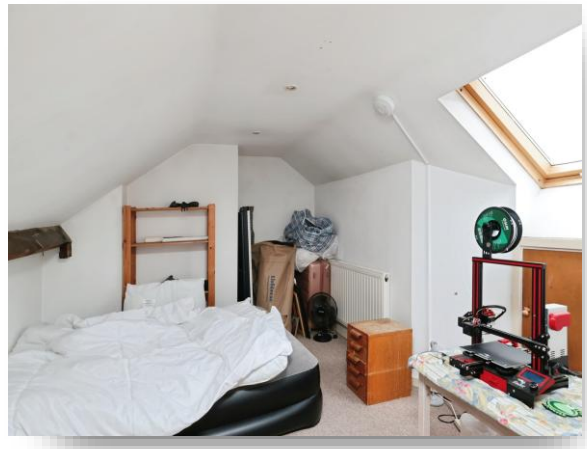














Total floor area 105.5 m² (1,135 sq.ft.) approx

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

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Lounge Diner
25' 4" into bay x 10' 10" to max (7.72m into bay x 3.30m to max)

Kitchen
11' 9" x 10' 10" (3.58m x 3.30m)

Bedroom 1
14' 3" into wardrobe x 13' 2" into bay (4.34m into wardrobe x 4.01m into bay)

Bedroom 2
11' 11" x 10' 6" (3.63m x 3.20m)

Bedroom 3
8' 3" x 7' 6" (2.51m x 2.29m)

Bathroom

Loft Room
16' 2" x 10' 6" (4.93m x 3.20m)

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Princes Avenue, Watford

- Three-bedroom end-terrace victorian house
- Three bedrooms and bathroom accessed off first floor landing
- Chain free sale
- Loft room accessed off first floor landing
- Open plan lounge / dining room that could be separated

Tenure: Freehold EPC Rating: E
Council Tax Band: D

offers over

£450,000









Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/WAF105353

The Property Ombudsman

Property Ref:
WAF105353 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

brown & merry

01923 248861

watford@brownandmerry.co.uk

104 The Parade, WATFORD, Hertfordshire, WD17 1AW

brownandmerry.co.uk