

FREEHOLD





House - Semi-Detached (EPC Rating: D)

KING GEORGES AVENUE, WATFORD, WD18 7QD

£525,000

WARREN ANTHONY

3 Bedroom House - Semi-Detached located in Watford

Chain-free freehold three-bedroom family home with two spacious reception rooms and a large rear garden. Modern kitchen, downstairs WC and well-proportioned bedrooms. Located on a popular residential road close to Watford’s transport links - offered at £525,000.

A spacious three-bedroom freehold family home offered chain free, in a little need of updating but offer a great value purchase. The property offers two reception rooms, a kitchen and a generous rear garden - all within easy reach of Watford’s amenities and transport links.

Ground Floor
Entrance Hallway: Welcoming entrance with stairs to the first floor and access to both reception rooms.

Front Reception Room (11'2"×11'1"): Good sized front reception with a large front window to front aspect, carpeted to floor, pendant lighting and plenty of powerpoints.

Rear Reception Room (20'1"× 9'11"): A versatile second living area currently arranged as a family lounge and workspace with wood-effect flooring and access to the garden.

Kitchen (13'7" × 7'4"): Modern fitted units in a cream gloss finish, tiled flooring, integrated oven and hob with extractor and space for appliances including washing machine and fridge/freezer.

Guest WC (7'4"×3'0"): Conveniently located at the rear of the ground floor.

First Floor
Bedroom 1 (11'2"× 11'1"): Spacious double bedroom with room for wardrobes and additional furniture.

Bedroom 2 (9'11"× 9'9"): Another good-sized double, currently used as a shared room with bunk beds and storage.

Bedroom 3 (7'7"×7'4"): Compact single or study room, ideal for a child’s bedroom or home office.

Bathroom (6'6"×6'1"): Fitted with a modern suite including bath, basin, and WC.

Garden
A generous rear garden mainly laid to lawn, enclosed by fencing with mature trees at the far end. There’s ample space for outdoor seating, play equipment, or further landscaping, plus a shed for storage.

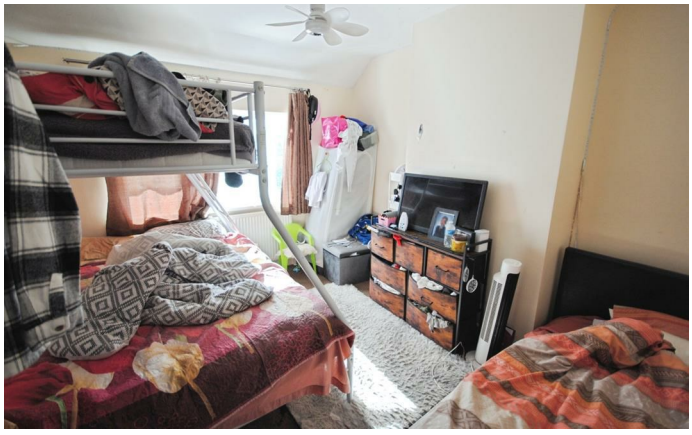
Summary
This chain-free freehold home offers excellent potential as a family residence or investment, with spacious interiors, a large garden and a convenient Watford location. Ready for personal touches and available for immediate purchase.



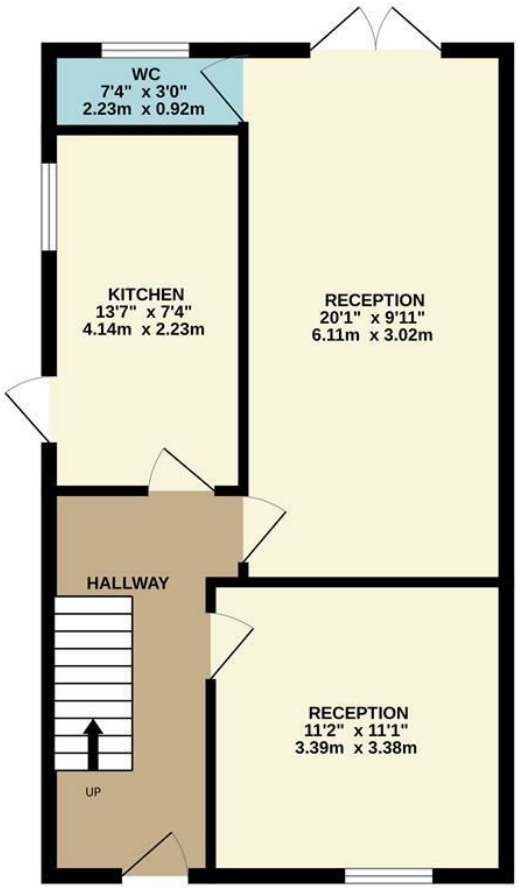




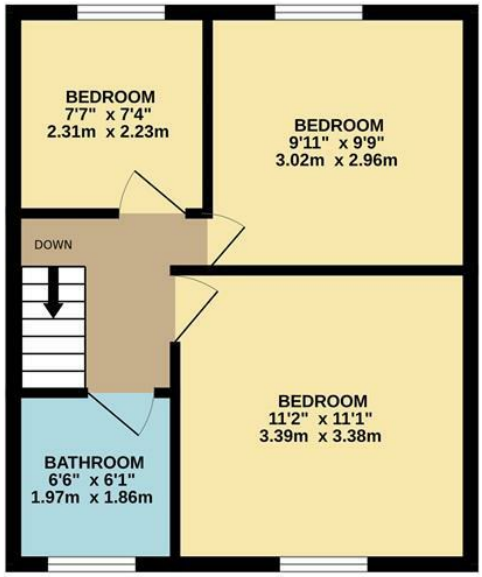




GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



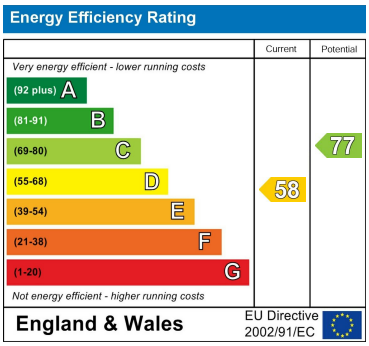
TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.

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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Council Tax Band

D

Energy Performance Graph



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