





## AN IMPRESSIVE THREE BEDROOM SEMI DETACHED HOUSE WITH A 120FT GARDEN AND GARAGE

This superb family home is situated in a highly sought after residential area known as 'The Avenues' with a choice of highly regarded schools, local shops, major supermarkets and road links, M25, M1 and A41 all close by. And Garston station is just a few minutes walk away and offers an efficient onward link to Watford Junction and Euston station.

The ground floor is made up of an entrance porchway, a 26ft 5' bright and spacious lounge/dining room and a modern fitted kitchen with integrated appliances. On the first floor there are three well presented bedrooms and a family bathroom with separate shower cubicle.

Externally, there is a fabulous 120ft rear garden with a large garage at the far end accessed via a rear service road and there is off-road parking to the front.



### KEY FEATURES

- Large rear gardens and off road parking
- Ideal family home
- Popular residential location
- Garage to rear
- Rear and loft extension potential (stp)
- Modern fitted kitchen with appliances installed 2021
- Roof re-tiled 2018



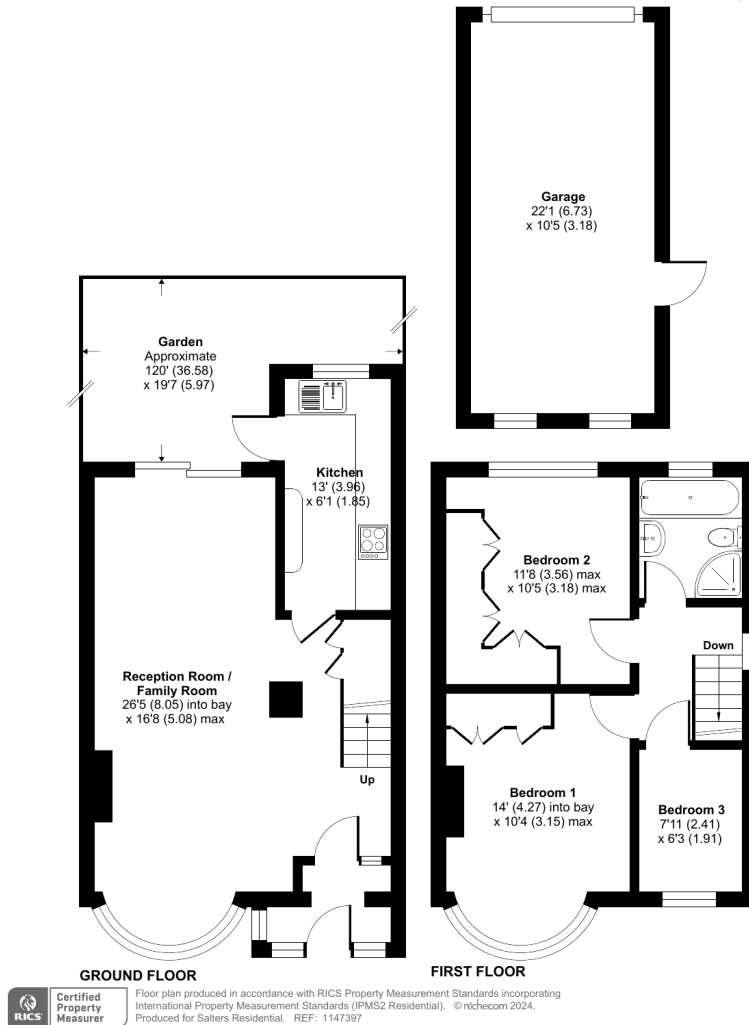
## Third Avenue, Watford, WD25

Approximate Area = 864 sq ft / 80.2 sq m

Garage = 227 sq ft / 21 sq m

Total = 1091 sq ft / 101.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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