





A RARELY AVAILABLE AND EXCEPTIONALLY SPACIOUS FOUR BEDROOM SEMI-DETACHED EDWARDIAN HOUSE

A beautiful family home perfectly located to easily access a choice of schools for all ages to include both Watford Boys and Watford Girls Grammar Schools, the town centre, Watford Metropolitan and Watford Junction stations and the stunning Cassiobury Park.

The ground floor is made up of a surprisingly long entrance hallway, guest shower room, 27ft 5' primary reception room, good size rear aspect reception room and a kitchen/breakfast room. From the hallway there is access to a usable basement with good head height and natural light. On the first floor there is an 18ft 3' x 14ft 10' master bedroom, three further generous size bedrooms, family bathroom and separate w.c. From the landing, a spiral staircase leads up to a very useful loft room/tv room. Externally, there is a lovely 72ft private rear garden and Mildred Avenue is situated within a Controlled Parking Zone enabling residents to obtain annual low-cost resident's and visitor's parking permits.



KEY FEATURES

- Four bedrooms
- Two bathrooms
- Two large reception rooms
- Usable basement and loft room
- Large private garden
- Parking - refer to agent
- Over 2000 sq. ft.

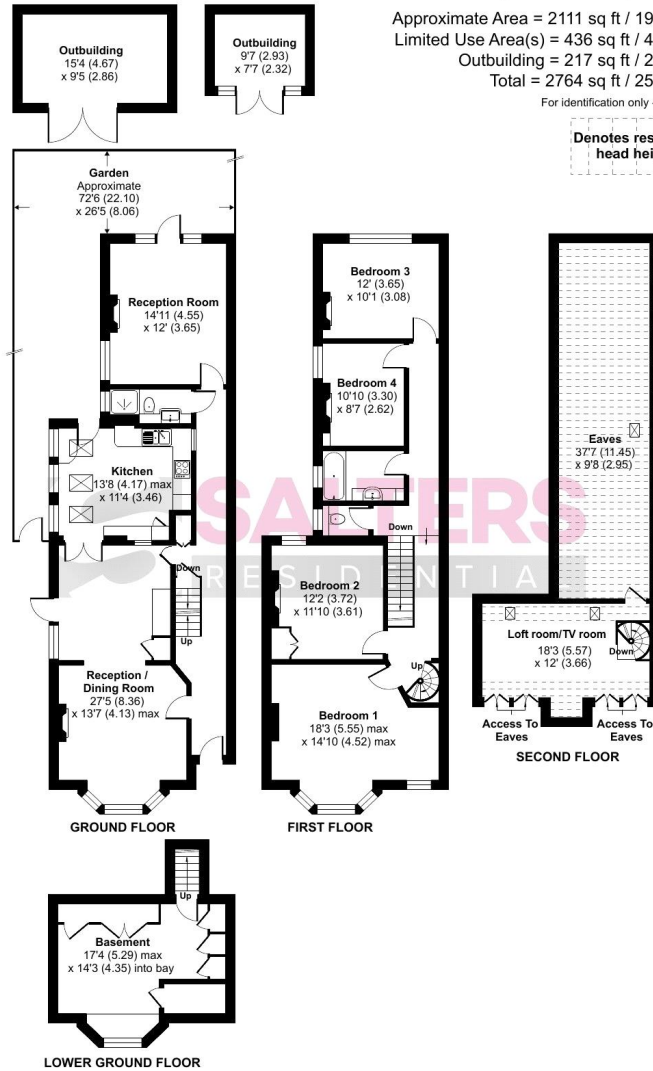


Mildred Avenue, Watford, WD18

Approximate Area = 2111 sq ft / 196.1 sq m
 Limited Use Area(s) = 436 sq ft / 40.5 sq m
 Outbuilding = 217 sq ft / 20.1 sq m
 Total = 2764 sq ft / 256.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Salters Residential. REF: 1462757

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

Salters Residential
 32 Langley Road
 Nascot Wood, Watford
 Herts, WD17 4PN

01923 901 777
 info@saltersresidential.co.uk
 www.saltersresidential.co.uk

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.

01923 901 777
 info@saltersresidential.co.uk
 www.saltersresidential.co.uk

