



- EXTREMELY SPACIOUS FAMILY HOME
- THREE LARGE DOUBLE BEDROOMS
- THREE/FOUR RECEPTIONS
- THREE BATHROOMS

## 90 Berry Avenue, Watford, WD24 6RY

This deceptively large property is a THREE DOUBLE BEDROOM, THREE RECEPTION semi detached family home set in this extremely popular location.

The house itself has been subject to several well considered additions over the years, now providing extensive yet equally balanced living and sleeping accommodation.

Some of the many benefits this property offers include an en-suite shower room to master bedroom, spacious kitchen breakfast room, additional

Offers In Excess Of £550,000





## Property Description

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The house itself has been subject to several well considered additions over the years, now providing extensive yet equally balanced living and sleeping accommodation.

Some of the many benefits this property offers include an en-suite shower room to master bedroom, spacious kitchen breakfast room, additional downstairs shower room as well as a family bathroom, fully equipped detached office (including loft storage space) in the garden, off street parking for two cars and a rear garden.

Situated in this popular residential area (sited within the 'no through road' part of Berry Avenue) being within easy reach of good local shops and PLACES OF WORSHIP.

Watford town centre with its multiple range of shopping facilities is close at hand.

Watford Junction overground, Watford Metropolitan Line tube station and major roads and motorways are nearby.

**FRONT DOOR** Inset leaded lite stained glass panel with leaded lite wing window to side. Leading to entrance hall

**ENTRANCE HALL** Double panelled radiator. Stairs to first floor. Under stairs recess. Door to coat cupboard.

**LOUNGE** 11' 8" x 10' 9" (3.56m x 3.28m) Double glazed bay window to front. Concealed radiator. Internal frosted window into family room.

**FAMILY ROOM** 12' 1" x 10' 5" (3.68m x 3.18m) Victorian style fireplace with mantle and hearth.

**KITCHEN/BREAKFAST ROOM** 14' 8" x 12' 1" (4.47m x 3.68m) Butler sink. Range of wall and base units with work surfacing areas. 4 ring gas hob. Built in oven with extractor hood over. Plumbing for dishwasher. Door to utility cupboard/ pantry with plumbing for washing machine and space for fridge freezer. Double paneled radiator. Storage cupboard housing central heating boiler.







Integrated fridge freezer. Open onto dining room.

DINING ROOM 14' 8" x 9' 1" (4.47m x 2.77m) Double glazed windows to side and rear. Double glazed casement doors onto rear garden. Double panelled radiator.

DOWNSTAIRS SHOWER ROOM Fully tiled corner shower cubide. Wash hand basin. Low flush w/c. Double glazed window to side. Heated towel rail. Fully tiled walls. Ceramic tiled floor.

1ST FLOOR LANDING Doors to bedroom 2 & 3. Double glazed window to front. Double panelled radiator. Stairs to 2nd floor.



BEDROOM 2 11' 10" x 10' 8" (3.61m x 3.25m) Double glazed leaded lite window to rear. Built in triple wardrobe. Further double wardrobe. Double panelled radiator.

FAMILY BATHROOM White suite comprising panelled bath with mixer tap and shower attachment. Vanity wash hand basin with storage below. Low flush w/c. Part tiled walls. Double glazed leaded lite window to rear. Concealed radiator.

BEDROOM 3 10' 8" x 10' 1" (3.25m x 3.07m) Double glazed window to front. Double panelled radiator. Built in wardrobes.

2ND FLOOR LANDING Double glazed window to side. Door to master bedroom



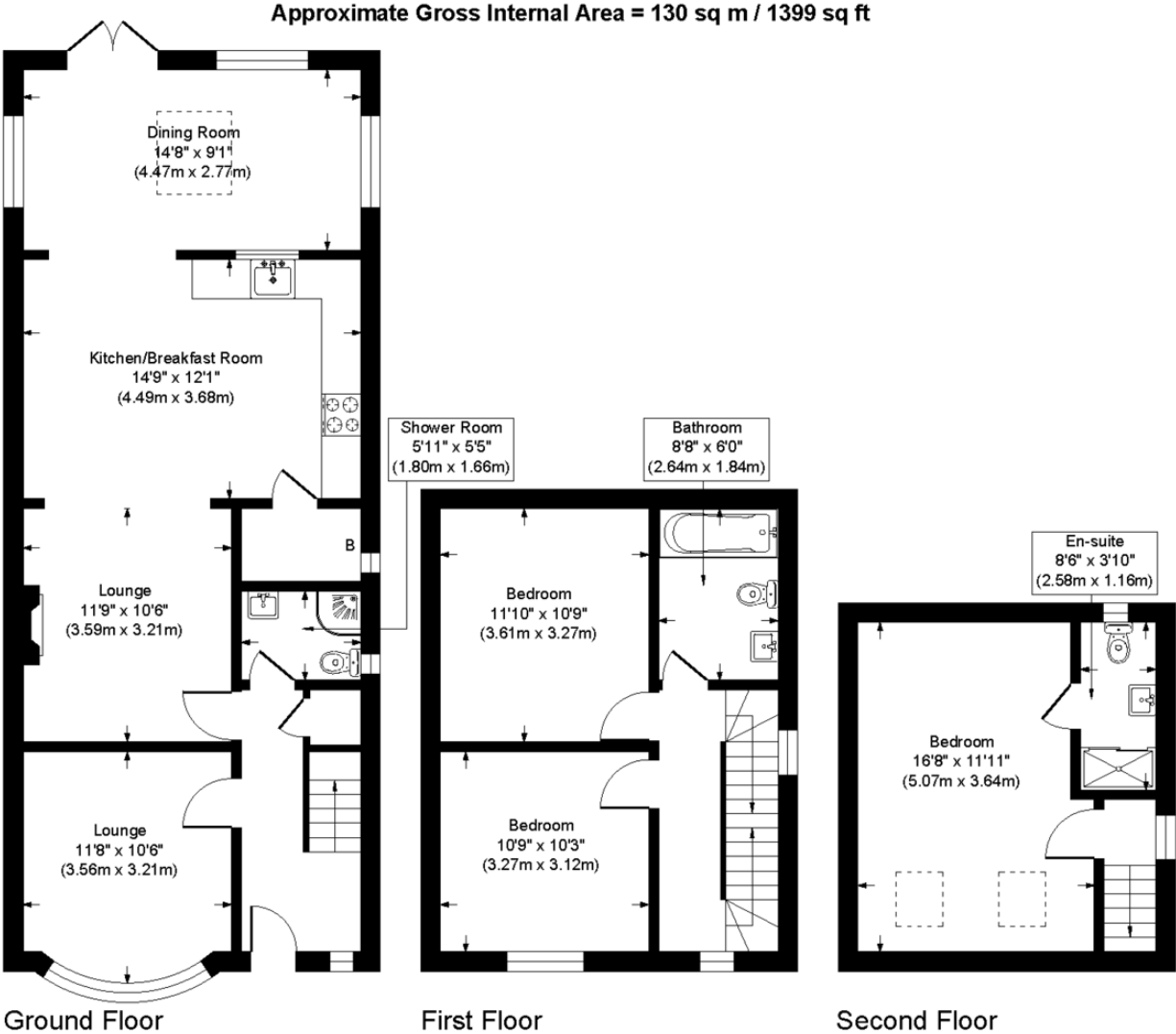
MASTER BEDROOM 16' 6" x 10' 10" (5.03m x 3.3m) Double glazed window to rear. Double panelled radiator. 2 x Velux windows to front. Eaves storage.

EN SUITE SHOWER ROOM Double shower cubide with sliding door and screen. Vanity wash hand basin with mixer tap and storage below. Low flush w/c. Fully tiled. Heated towel rail. Double glazed window to rear. Extractor fan.

REAR GARDEN Approximately 40ft in length with lawn and rear patio. Outside lighting. Side pedestrian access.

Detached, fully equipped home office with extensive loft storage.

FRONT Off street parking for 2 vehicles.



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The Plan is for layout guidance only. Not drawn to scale unless stated. Window and door openings are approximate. Whilst every care has been taken to ensure the accuracy of this plan, please check all dimensions.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements