CARTER HAYWARD
INDEPENDENT ESTATE AGENTS




4 FIRST AVENUE, WATFORD, WD25 9PZ

GUIDE PRICE £525,000










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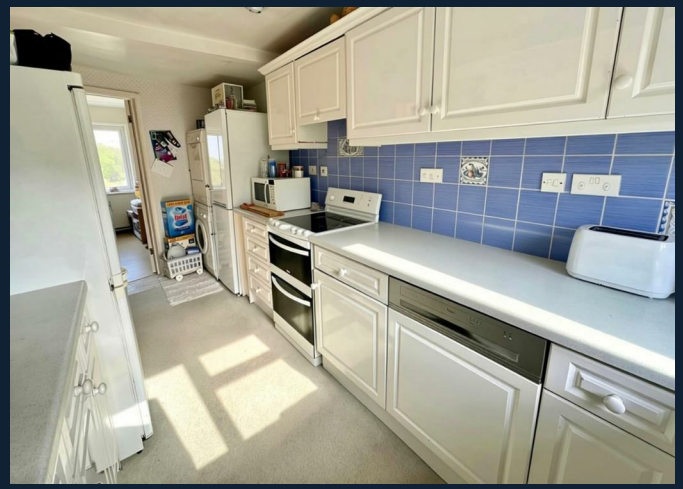
Situated within Garston, Watford, this charming semi-detached family home on First Avenue offers a wonderful opportunity for first-time buyers and families alike. Spanning an impressive 1,513 square feet, the property boasts two spacious reception rooms, providing ample living space for relaxation and entertainment. The lounge seamlessly connects to the dining room, creating a warm and inviting atmosphere. At the rear, an additional sitting room presents itself as a versatile space, perfect for an office or playroom.

A well-appointed kitchen offers ample unit and cooking space, enhancing the practicality of the ground floor is a downstairs WC. Ascending to the first floor, you will find three comfortable bedrooms, accompanied by a main bathroom that caters to the needs of the household.

Outside, the generous rear garden is predominantly laid to lawn, offering a delightful space for outdoor activities and relaxation, complete with a patio area. Additionally, a large triple garage provides ample storage solutions while still allowing for parking of vehicles. The driveway accommodates parking for two vehicles, ensuring convenience for residents and guests.

This property is ideally situated, with Garston Train Station just around the corner along with local bus services making commuting a breeze into London and local town such as Watford, St Albans and Luton. Furthermore, highly regarded schools are within close proximity, and Watford Town Centre is a mere 2.0 miles away, providing easy access to a variety of shops, restaurants, and amenities. With potential for further expansion (subject to planning permission), this home is a fantastic opportunity not to be missed.







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- Potential For Further Expansion (STPP)
- Semi Detached Family Home
- Popular & Convenient Location
- Close Proximity to Garston Train Station
- 2.0 Miles to Watford Town Centre
- Three Bedrooms
- Large Triple Garage
- Ample Off Street Parking
- Generous Sized Rear Garden
- Council Tax Band E





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Approx Gross Internal Area
141 sq m / 1513 sq ft



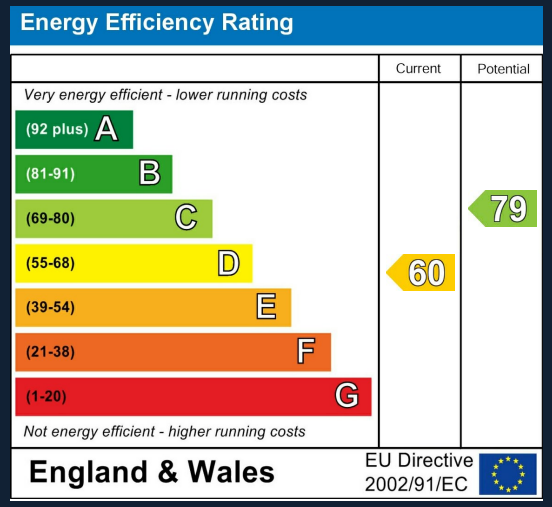

Ground Floor
Approx 59 sq m / 634 sq ft

First Floor
Approx 41 sq m / 440 sq ft

Outbuilding
Approx 8 sq m / 87 sq ft

Triple Garage
Approx 33 sq m / 351 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.




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