



## Norbury Avenue

Watford, WD24 4PJ

**£650,000**



Ideally located within this sought-after gated development, just a short walk from Watford Junction station and local amenities, this beautifully presented four-bedroom townhouse offers spacious and versatile accommodation arranged over three floors.

The ground floor features a welcoming entrance hallway, a generous kitchen/breakfast room with utility room, a study/snug and a guest cloakroom. The first floor offers a spacious living room with open-plan dining area, alongside a double bedroom with en-suite facilities.

On the top floor are three further well-proportioned bedrooms, including the principal bedroom with en-suite, and a family bathroom.

Externally, the property benefits from a private rear garden with lawn and patio areas, ideal for entertaining, as well as a detached garage and additional parking. The development also boasts beautifully maintained communal gardens and a children's play area.

Conveniently positioned for Watford town centre and excellent transport links, this attractive family home is ideally suited to modern family living.

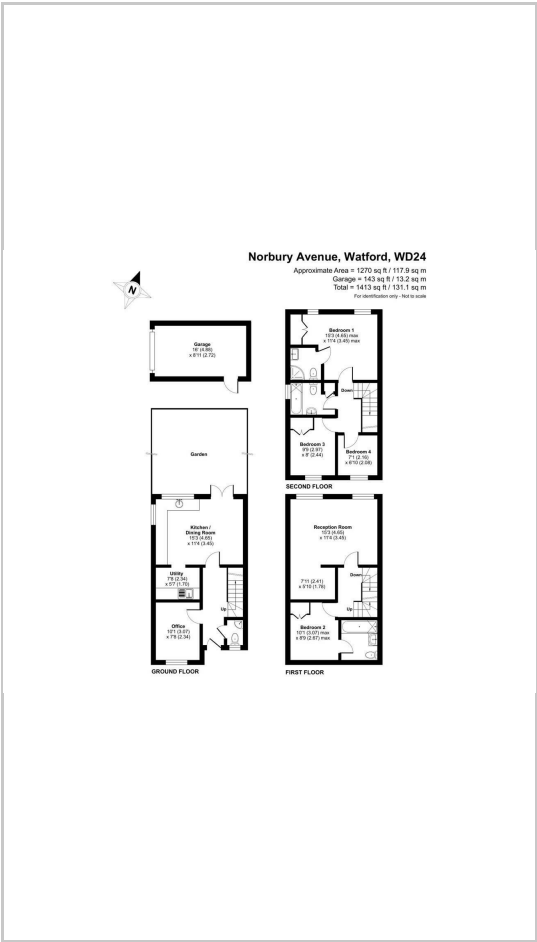




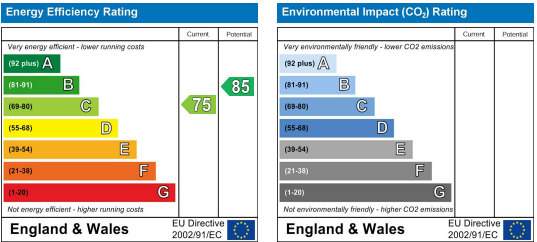
Area Map



Floor Plans



Energy Efficiency Graph



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