

Euston Avenue, Watford, Hertfordshire, WD18 7SY



£580,000 Freehold  
3 Bedroom Detached House

We are pleased to present this THREE BEDROOM DETACHED HOUSE, situated in this sought after location.

- THREE BEDROOMS
- LIVING ROOM
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- GARAGE
- REAR GARDEN
- CLOSE TO SHOPS

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On the ground floor of this property is a welcoming entrance hall that provides access into the spacious living room to the front and dining room to the rear. The kitchen leads into the utility room that has a guest cloakroom and integrated access into the garage.

On the first floor are three good-sized bedrooms. As well as a shower room with a separate W.C. To the front of the property there is access into the garage from the road. To the rear is a paved garden.

The property occupies a most convenient position, very close to Watford Metropolitan Line Station, Watford Town Centre and Cassiobury Park. Watford Shopping Centre is also within a mile away. The M25 is easily reachable from either junction 19 or 20, which provides easy access to Heathrow airport and the M1.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2,134.48 (2023-2024)
- Approx. Floor Area: 1115.2 Sq ft / 103.6 Sqm
- Nearest Station: 0.6 miles Watford Underground Station – Metropolitan Line

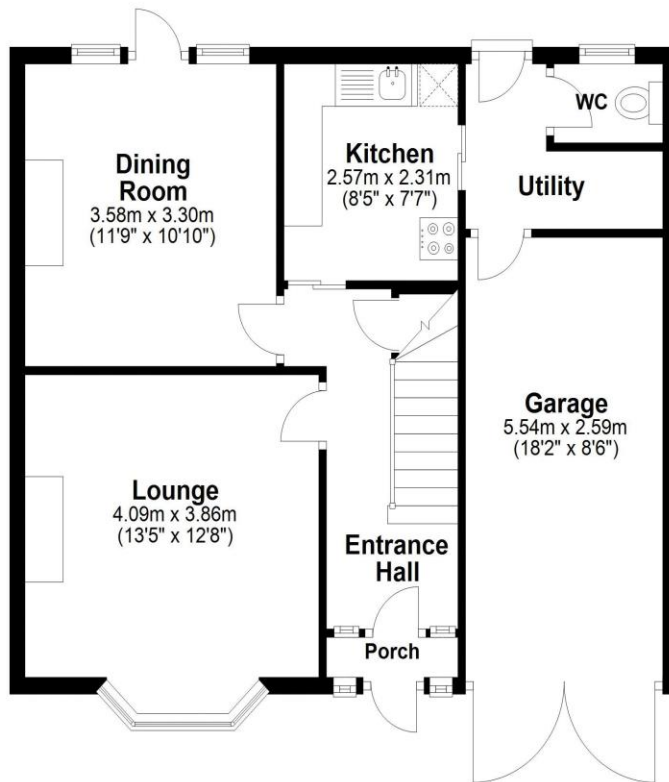


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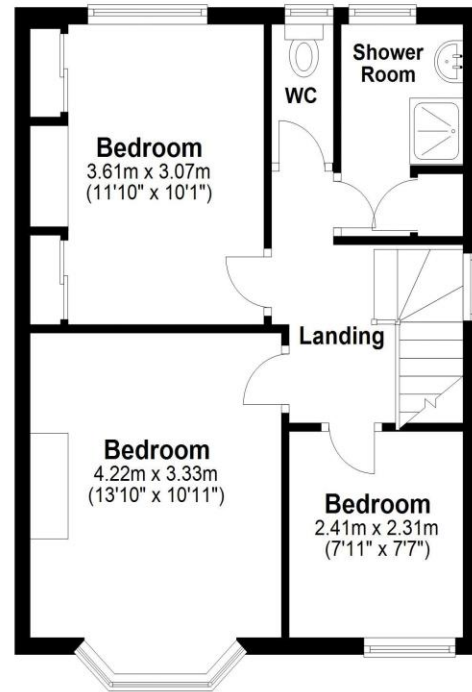
## Ground Floor

Approx. 61.8 sq. metres (664.8 sq. feet)



## First Floor

Approx. 41.8 sq. metres (450.5 sq. feet)



Total area: approx. 103.6 sq. metres (1115.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

**VIEWING:** Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

**PLEASE NOTE:** It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

**FIXTURES & FITTINGS:** Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		