



A WELL PRESENTED DETACHED FOUR BEDROOM FAMILY HOME

Brookdene Avenue, Watford, WD19 4LF

ROBSONS

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**DETACHED • FOUR BEDROOMS • SPACIOUS
OPEN-PLAN KITCHEN/DINING ROOM •
IMMACULATE CONDITION • DRIVEWAY
PARKING • LARGE REAR GARDEN WITH
OUTBUILDING • POTENTIAL TO EXTEND STPP**

Description

This large extended four bedroom detached property is offered to the market in great condition throughout, having been lovingly refurbished by its current owners.

The property is nestled upon the highly sought-after Brookdene Avenue and is accessed via a driveway providing off-street parking for multiple vehicles and the benefit of an EV charger.

This property offers spacious and versatile accommodation with plenty of natural light throughout the rooms. Internally, the property is in a modern decorative order and is presented in immaculate condition.

To the ground floor, you are greeted by a large entrance hallway leading to a bright front reception room, a fantastic open-plan kitchen/dining/reception room with bi-fold doors leading out to the rear garden. There is the added benefit of a utility room which is accessed from the kitchen and the ground floor is complete with a study and a w/c.





To the first floor there are four bedrooms, three of which are very spacious double bedrooms and there is also an en-suite to the rear bedroom overlooking the garden. There is a large, modern family bathroom. The property can also be extended to the loft STPP as neighbours have done so. The south-westerly-facing garden is a beautifully cultivated space designed for entertaining and family living. There is a large outbuilding in the garden, which benefits from its own electricity supply, Wi-Fi capability and large windows and patio doors overlooking the garden.

Location

Brookdene Avenue is a short distance from local shops, parks and open spaces, and within easy reach of central Watford, which provides a Shopping Centre along with many high street chains, independent shops and restaurants. Several large chain supermarkets including Tesco 24 hour, Asda and Sainsbury's are all close at hand. Bushey Main Line train station offers a frequent service to central London and beyond, also Moor Park underground station, with the Metropolitan Line offering fast trains into London. Easy access to major roads and motorways (M25, M1 and A41) and excellent airports links. There is an excellent choice of both private and state schools nearby including Merchant Taylors, St Helens, Watford Grammar Boys and Girls and Bromet Primary.

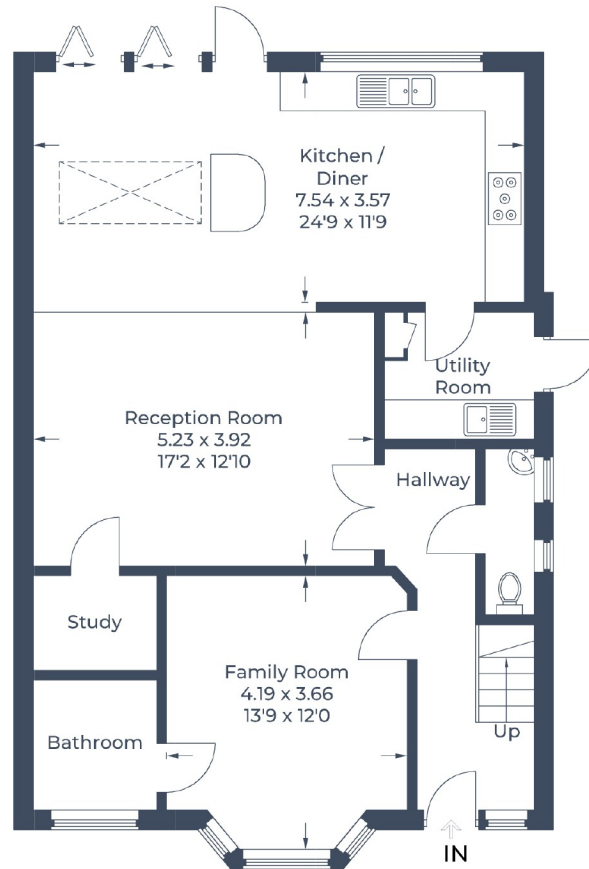
Additional Information

Tenure: Freehold Local Authority: Three Rivers
Council Tax Band: F Energy Efficiency Rating: C

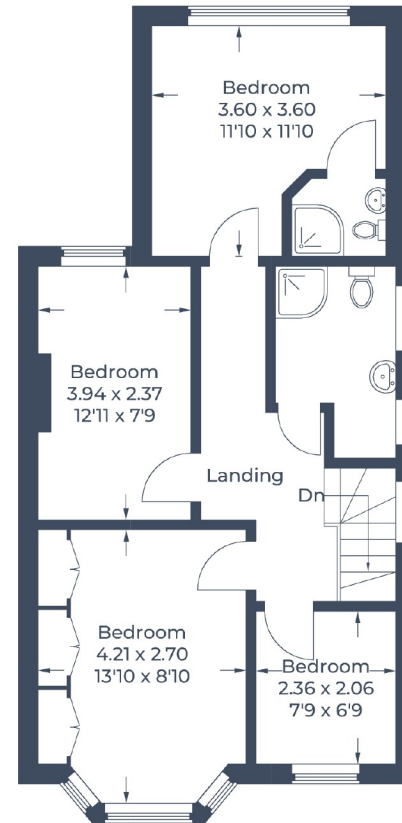
For additional information, please refer to www.robsonswb.com or call us on: 01923 835355.



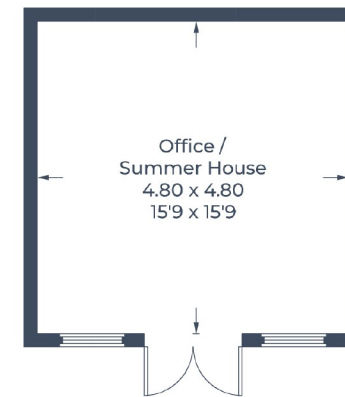
Approximate Gross Internal Area
 Ground Floor = 88.7 sq m / 955 sq ft
 First Floor = 57.9 sq m / 623 sq ft
 Office / Summer House = 23.0 sq m / 247 sq ft
 Total = 169.6 sq m / 1,825 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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7 Clive Parade, Northwood, HA6 2QF
 Tel: 01923 835355 Email: northwood@robsonswb.com
www.robsonswb.com

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