



61 Mildred Avenue, Watford, WD18 7DU
Offers in Excess Of: £780,000 Freehold

sewell &
gardner

About the property

This four-bedroom family home is situated in an ideal location with close access to Watford Town Centre, Watford Metropolitan line station and Watford Grammar school for boys. The property comprises of an entrance hallway with a living room and separate dining room. To the rear of the property is a family room, ideal as a playroom or home office which leads into the fully fitted kitchen and out onto the well - kept south facing garden with a patio area at the rear. Upstairs are three double bedrooms, two of which have built in storage cupboards and a family bathroom and on the second floor is the main bedroom with fitted wardrobes and an ensuite. This property has been very well looked after by the current owners and has a lovely mix of traditional and modern. A few of the benefits include stained glass windows, modern kitchen and bathrooms and good room sizes throughout. Call now to book a viewing.



- Four double bedrooms
- Close to Grammar School

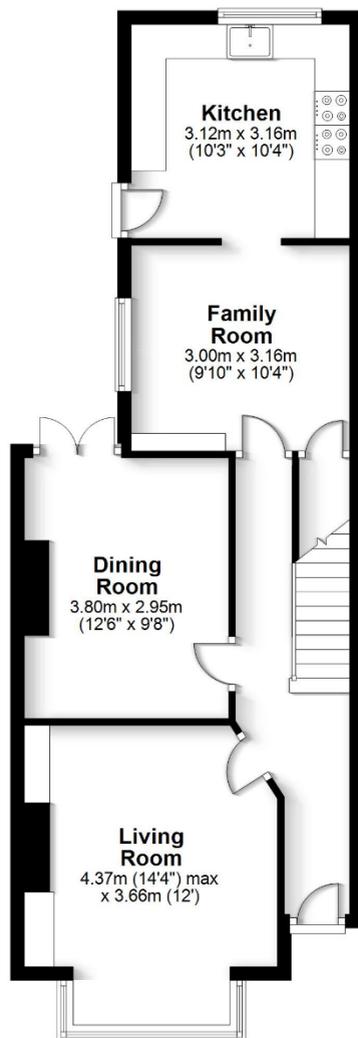
- South facing garden
- Loft room with ensuite

- Walking distance to metropolitan line
- Close to M25



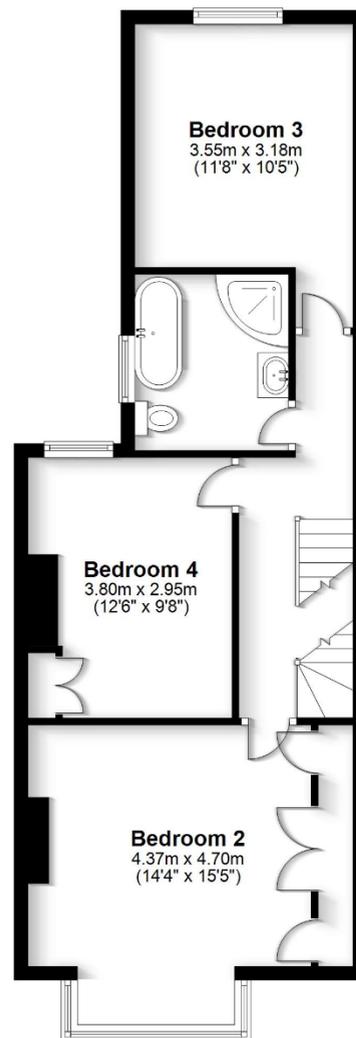
Ground Floor

Approx. 55.0 sq. metres (592.1 sq. feet)



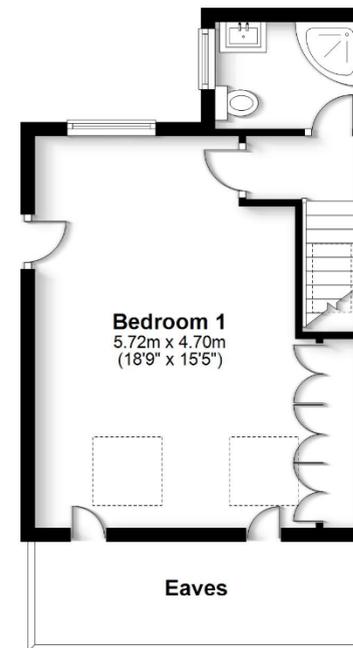
First Floor

Approx. 56.0 sq. metres (602.8 sq. feet)



Second Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



Total area: approx. 148.5 sq. metres (1597.9 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

To view this property, contact us on-

T: 01923 776400 E: sgsales@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Watford Borough Council
Council Tax: E
Approximate floor area: 1597.9 sqft
Tenure: Freehold

Nearest Station: Watford Metropolitan Station, 0.5 miles
Distance to Town Centre: 0.8 miles to Atria, Watford
Nearest Motorway: 2.8 miles to M25

Area Information

Watford Town Centre is transforming, with the redevelopment of the Intu shopping centre creating extra retail space, large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

