



16 Talbot Avenue, Watford, WD19 4AX

Price: £725,000 Freehold

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About the property

A wonderful example of a three-bedroom family home offered to the market in good condition throughout.

On the ground floor you will find a front living room, dining room to the rear with doors leading onto the garden and modern fitted kitchen with further access into the garden. On the first floor are three bedrooms and a four piece family bathroom. The main bedroom also features a beautiful Victorian fireplace.

Externally you will find a well kept rear south facing garden with patio area, ideal for entertaining leading onto lawn with pretty flower and shrub borders. There is a shared driveway to the front leading to the garage.

The property is located within easy reach of Bushey Mainline Station which provides fast trains direct to London Euston within minutes. There are also good schools close by and local shops all just a short walk away.

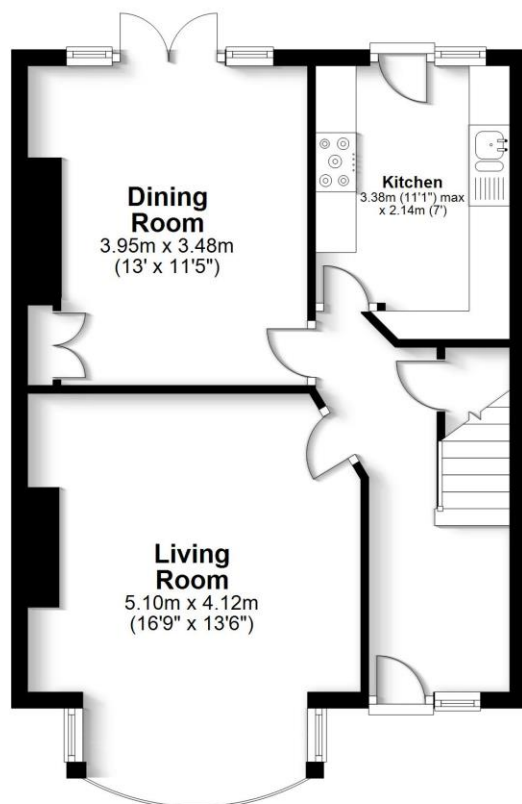


- Three bedrooms
- Scope to extend (STPP)
- Ideal family home
- South facing garden
- Close to good schools
- Good condition throughout



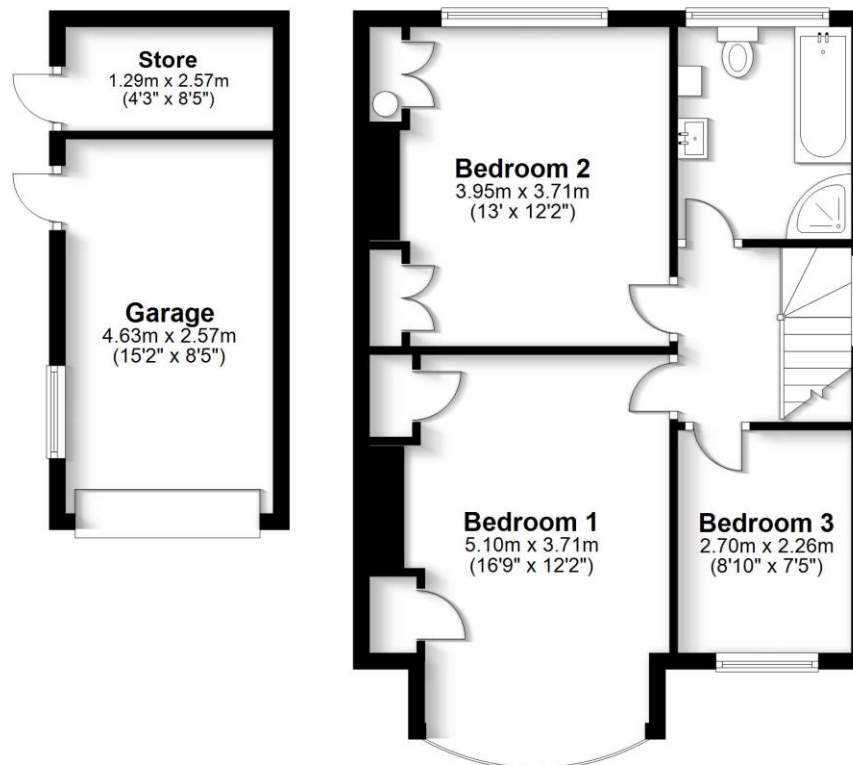
Ground Floor

Approx. 64.4 sq. metres (693.7 sq. feet)



First Floor

Approx. 49.6 sq. metres (534.1 sq. feet)



Total area: approx. 114.1 sq. metres (1227.8 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
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To view this property, contact us on-

T: 01923 776400 E: sgsales@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Watford Town Centre is transforming, with the redevelopment of the Atria 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.

Local Authority: Watford Borough Council

Council Tax: E

Approximate floor area: 1227.8sq ft

Tenure: Freehold

Nearest Station: 0.5 miles to Bushey Train Station

Distance to Town Centre: 1.2 miles to Atria Shopping Centre

Nearest Motorway: 3 miles to M1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 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.

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