



Mildred Avenue, Watford, Hertfordshire, WD18 7DX

Guide price £950,000 Freehold

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About the property

On the ground floor, there is a front living room and a large open-plan kitchen/living/dining area at the rear, with bi-fold doors opening into the private rear garden. Additionally, there is a utility room and a guest cloakroom.

The first floor comprises three double bedrooms, including a primary bedroom with fitted wardrobes and an en-suite shower room, as well as a family bathroom. The second floor features two additional bedrooms and a shower room.

Externally you will find a low maintenance rear garden which provides ample entertaining space and a good size garden room which could have multiple uses and has the added benefit of a shower room with WC making it an ideal separate annexe. There is also a garage which is perfect for storage.

The property is ideally situated 0.2 miles from Watford Boys Grammar school and a short walk to Cassiobury Park. Watford underground Station is 0.5 miles away Watford Junction Station is just over a mile away, both providing excellent access into London.



- Five double bedrooms
- Immaculately presented throughout
- Modern kitchen/dining area
- Well-kept rear garden and patio area
- Office/garden room/annex
- 5 minute walk to Watford Boys Grammar School



Total area: approx. 227.3 sq. metres (2446.9 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total areas include garages & outbuildings. © My Home
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To view this property, contact us on-

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Area Information

Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a 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.

The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities.

Local Authority: Watford Borough Council

Council Tax: Band E

Approximate Floor Area: 2,446.9 sqft

Nearest Station: 0.5 miles to Watford Station

Distance to Town Centre: 1 mile to Atria Watford

Nearest Motorway: 2.8 miles to M1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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