

Mildred Avenue, Watford, Hertfordshire, WD18 7DX Guide price £950,000 Freehold sewell& gardner

## 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) FOR LLUSTRATURE PURPOSES ONLY - NOT TO SCALE The postion and size of doors, windows, splannces and other features are approximated and a size of doors, windows, splannces and other produced target and the produced target and target and the produced target and the produced target and the produced target and the produced target and target a

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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.

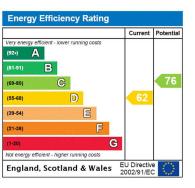
The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford 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





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 and Meridian Mortgages and receive an average referral income of £260.00 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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