



Southsea Avenue, Watford

In Excess of £475,000

proffitt  
& holt





## Southsea Avenue

Watford

A beautifully presented three bedroom family home which has been completely refurbished to a high standard throughout, located in close proximity to a host of nearby amenities and transport links.

Internal accommodation comprises entrance hall, lounge, dining room, kitchen, basement room, three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a private rear garden.

New wiring, plumbing and boiler.

To fully appreciate what this property has to offer please contact leading local agent, Proffitt and Holt.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## Southsea Avenue

### Watford

West Watford is conveniently located for easy access to Watford Metropolitan Line station, highly regarded schooling and Watford Town Centre with its extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. Watford Junction mainline station and Watford High Street (London Overground) station provide services into London – Euston. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of ten minutes.



- Freehold
- Through Living/Dining Room
- Upstairs Bathroom
- Rear Garden
- Fully Refurbished Throughout
- Beautifully Presented
- New Wiring, Plumbing and Boiler
- Three Bedrooms
- Basement Room
- Close to a Host of Nearby Amenities and Transport Links



## 15 Southsea Avenue

Watford, Watford

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**For broadband and mobile speeds see:**

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## General Information

### Services

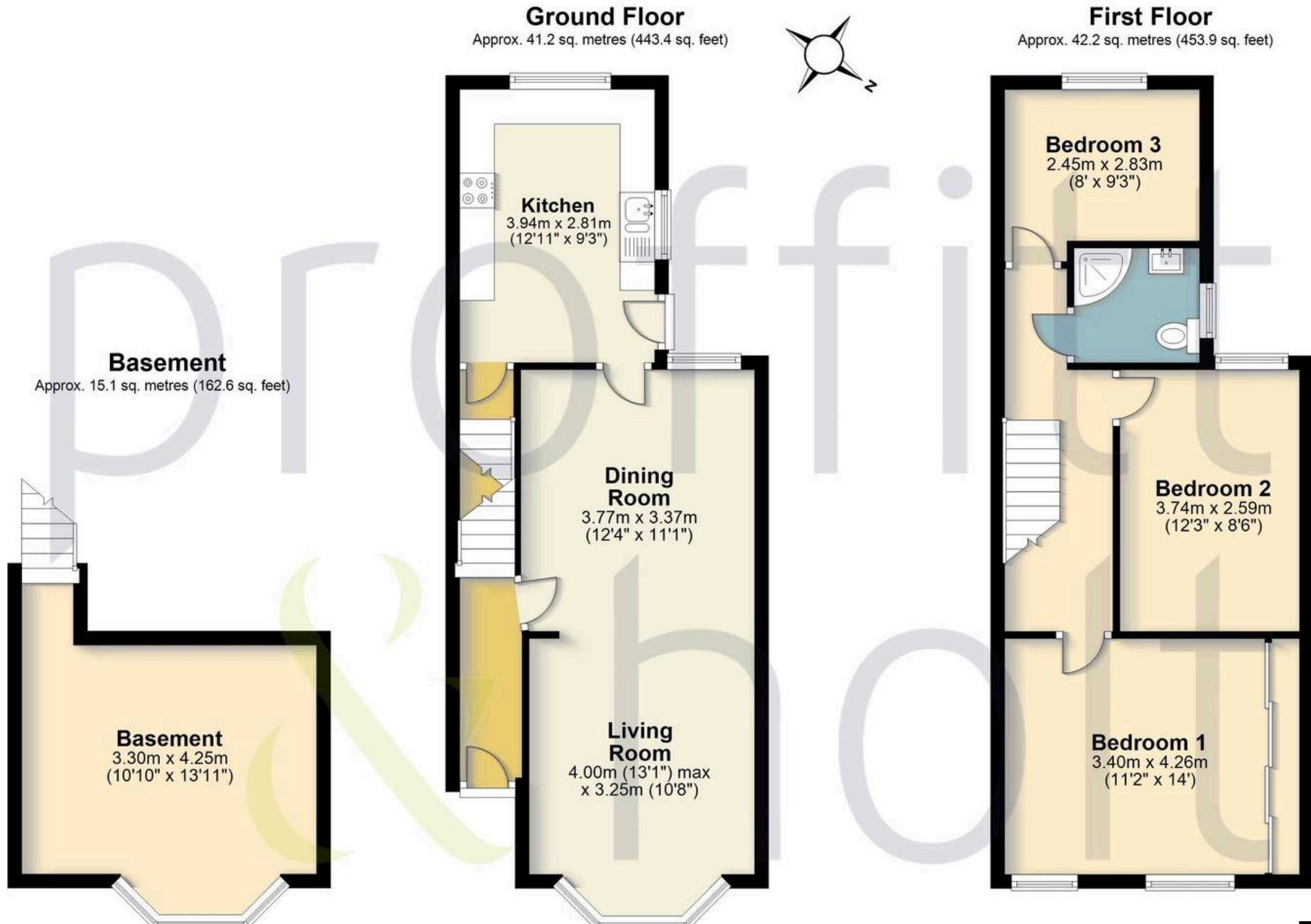
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Total area: approx. 98.5 sq. metres (1059.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





## Proffitt & Holt - Watford

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