



3 Princes Avenue, Watford, WD18 7RR

Guide Price £450,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



- No Upper Chain
- Centrally Located
- 1.0 Mile To Watford High Street Station
- Close To Watford Town Centre
- Semi Detached Property
- Three Bedrooms
- Short Distance To Watford Boys Grammar School
- Off Street Parking
- Council Tax Band D
- 0.5 mile from Cassiobury Park

CHAIN FREE Situated in a sought after and popular location, this three bedroom semi detached home is in close proximity to the town centre and comes to the market with no upper chain.

The property begins with a welcoming entrance hallway. There is a light filled sitting room which can also accommodate for dining and has access leading out to the rear garden. Completing the ground floor is the modern fitted kitchen comes with ample eye and base level units.

To the first floor, the property has three bedrooms. the main bedroom overlooks the front aspect of the home. Completing the accommodation is a well presented fully tiled three piece shower room.

Outside, the south facing rear garden is mainly laid to lawn with a decking area perfect for the summer months. The front of the property has off street parking for up to two vehicles.

Princes Avenue is located 0.5 miles from Watford Underground Station (Metropolitan Line) and less than a mile away from Watford Town centre which offers good transport links and an abundance of restaurants and retail.

Viewings strictly by appointment through Carter Hayward on 01923 682888.







Princes Avenue

Approximate Gross Internal Floor Area = 65.6 sq m / 707 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	71	England & Wales
		86	EU Directive 2002/91/EC



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