



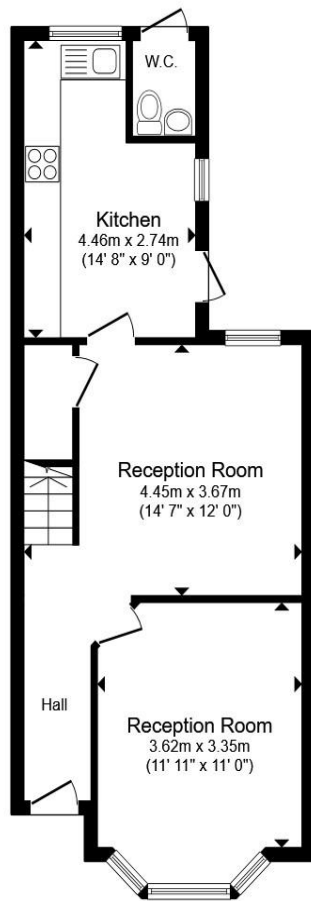
**Princes Avenue, Watford, WD18 7RR**

**welcome to**

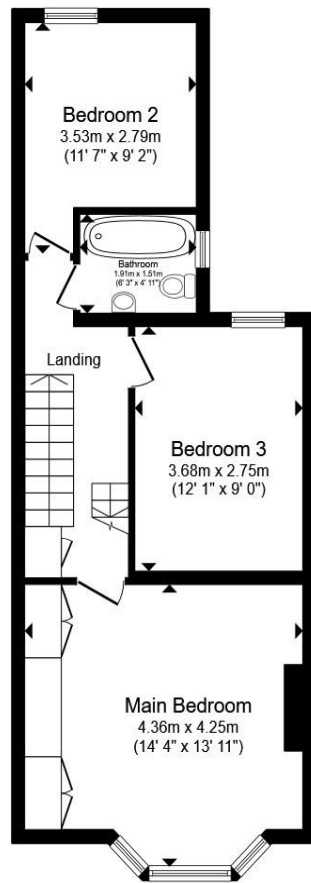
**Princes Avenue, Watford**

An inviting three-bedroom mid-terrace family home arranged over three floors, featuring two spacious reception rooms, a loft room with storage, and a convenient outside WC, ideally located close to Cassiobury Park, Watford Metropolitan Line Station, and highly regarded local schools.

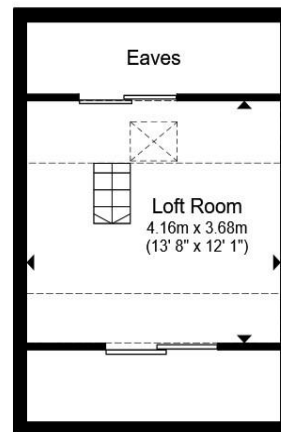




**Ground Floor**



**First Floor**



**Second Floor**

**Entrance**

**Reception Room**  
11' 11" x 11' ( 3.63m x 3.35m )

**Reception Room**  
14' 7" x 12' ( 4.45m x 3.66m )

**Kitchen**  
14' 8" x 9' ( 4.47m x 2.74m )

**Main Bedroom**  
14' 4" x 13' 11" ( 4.37m x 4.24m )

**Bedroom 2**  
11' 7" x 9' 2" ( 3.53m x 2.79m )

**Bedroom 3**  
11' 7" x 9' 2" ( 3.53m x 2.79m )

**Loft Room**  
13' 8" x 12' 1" ( 4.17m x 3.68m )

Total floor area 117.9 m<sup>2</sup> (1,269 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Princes Avenue, Watford

- Well-Presented Three-Bedroom Mid-Terrace Family Home
- Two Spacious Reception Rooms
- Fitted Wardrobes in the Principal Bedroom
- Useful External WC
- Loft Room with Ample Eaves Storage

Tenure: Freehold EPC Rating: D

Council Tax Band: D

Offers over

**£540,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [browndmerry.co.uk/Property/WAF103981](https://www.browndmerry.co.uk/Property/WAF103981)



Property Ref:  
WAF103981 - 0003

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