



Berry Avenue, WATFORD WD24 6RU

welcome to

Berry Avenue, WATFORD

A well-presented three-bedroom semi-detached home situated on Berry Avenue, offering well-proportioned accommodation, a generous south-facing rear garden and excellent access to major road links. The ground floor comprises a welcoming entrance hall, an open-plan lounge/diner providing an ideal space for both everyday living and entertaining, and a separate home office. To the rear is a timber-frame extension housing a fully fitted kitchen, with direct access to the garden.



Upstairs, the first-floor landing leads to two spacious double bedrooms, a further single bedroom and a modern family bathroom. Externally, the property benefits from a front driveway providing parking for two cars. To the rear is a large, south-facing garden, with a large decking area and lawn offering an excellent space for families, entertaining and relaxation, together with a substantial rear shed providing useful storage. The property is ideally positioned for Cherry Tree Primary School and Cherry Tree Park, commuters, with easy access to the M1, M25 and A41, while Watford's range of shops, secondary and primary schools, amenities and transport links are also within convenient reach.



-Accommodation Overview-

Entrance Hallway

Living Room

Living Room / Dining Room

Boiler Room

Office

Kitchen

-First Floor Landing-

Bedroom One

Bedroom Two

Bedroom Three

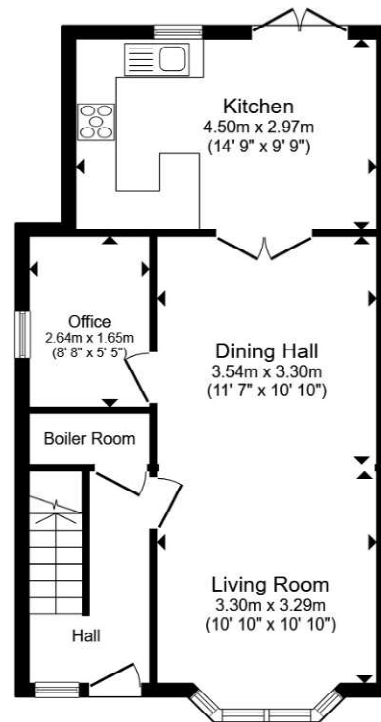
Shower Room

-Exterior-

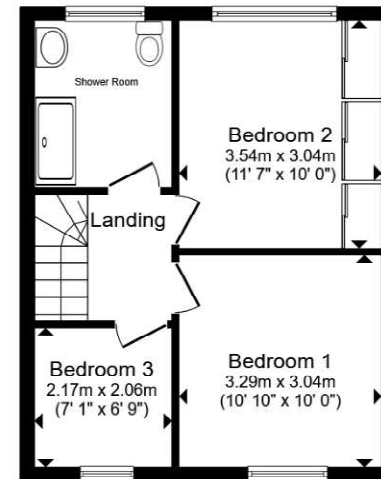
Rear Garden

Shed

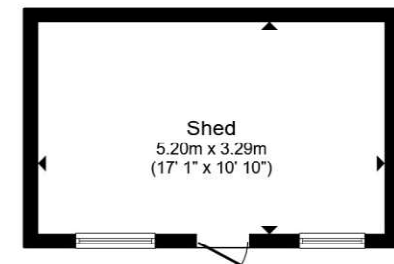
."Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor



First Floor



Outbuilding

Total floor area 103.7 m² (1,116 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


brown
& merry



view this property online brownandmerry.co.uk/Property/WAF105272



welcome to

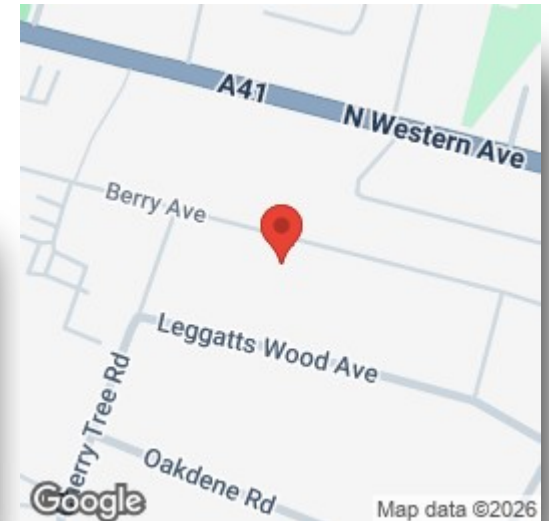
Berry Avenue, WATFORD

- Three bedroom semi-detached house
- Block paved driveway for 2 cars
- Large south facing garden with decking area, lawn and rear shed
- Open plan lounge / diner
- Ground floor office
- Good condition throughout
- Timber framed rear extension with fully fitted kitchen
- Potential to extend STTP

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£535,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF105272](https://www.brownandmerry.co.uk/Property/WAF105272)



Property Ref:
WAF105272 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01923 248861



watford@brownandmerry.co.uk



104 The Parade, WATFORD, Hertfordshire,
WD17 1AW



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)