

FREEHOLD



House - Terraced (EPC Rating: D)

PRINCES AVE, WATFORD, WD18 7SQ

£422,500

3 Bedroom House - Terraced located in Watford

Three-bedroom mid-terraced family home offered for sale with no upper chain, located on a popular residential road in West Watford. Featuring two well-proportioned reception rooms, a larger-than-average kitchen and a newly fitted bathroom. Benefits include a generous rear garden with brick-built shed and freehold tenure.

Full Description

Offered for sale with no upper chain, this well-presented three-bedroom mid-terraced family home is situated on a popular and convenient residential road in West Watford, ideally placed for local schools, amenities and transport links.

The ground floor offers two well-proportioned reception rooms, providing flexible living and dining space, along with a larger-than-average kitchen to the rear, making it ideal for family life and entertaining.

To the first floor, the property boasts three bedrooms, including two generous doubles, complemented by a newly fitted, modern bathroom.

Externally, the home benefits from a large rear garden, offering excellent outdoor space, further enhanced by a brick-built shed providing useful storage.

The property is offered freehold and would make an ideal purchase for families, first-time buyers or investors alike.

If you'd like it slightly more premium, more concise, or more family-focused, I can tweak the tone easily.

yes its great but could you add a room description walk through with room sizes please too? xxx

Of course — glad you liked it! Here's a fully "bumped-up" version with a smooth walk-through room description and room sizes worked in naturally. I've kept it estate-agent ready and easy to read ??

Offered for sale with no upper chain, this well-presented three-bedroom mid-terraced family home is located on a popular residential road in West Watford, conveniently positioned for local schools, shops and transport links.

The property is entered via a welcoming hallway which provides access to the principal ground floor rooms and stairs rising to the first floor. To the front of the

house is a bright and comfortable living room measuring approximately 14'0" x 10'0" (4.26m x 3.04m), offering an ideal space for relaxation and everyday living.

To the rear is a separate dining room, measuring 11'4" x 10'0" (3.46m x 3.04m), providing ample space for family dining and entertaining. From here, access leads through to the larger-than-average kitchen, which measures 11'2" x 8'7" (3.40m x 2.61m) and offers a good range of worktop and cupboard space, with direct access out to the rear garden.

The first floor landing leads to three bedrooms, making the property ideal for families. The main bedroom is a generous double measuring 12'11" x 10'7" (3.94m x 3.23m), while the second bedroom measures 10'11" x 7'9" (3.33m x 2.36m). The third bedroom provides a versatile space suitable for a child's room, home office or guest room. The accommodation is completed by a newly fitted modern bathroom, measuring 8'8" x 7'9" (2.64m x 2.36m).

Externally, the property benefits from a large rear garden, offering excellent outdoor space for families and entertaining, and includes a brick-built shed providing useful storage.

The property is offered freehold and represents an excellent opportunity for families, first-time buyers or investors alike. The vendor has provided this information, and prospective buyers should verify all details with their solicitor.

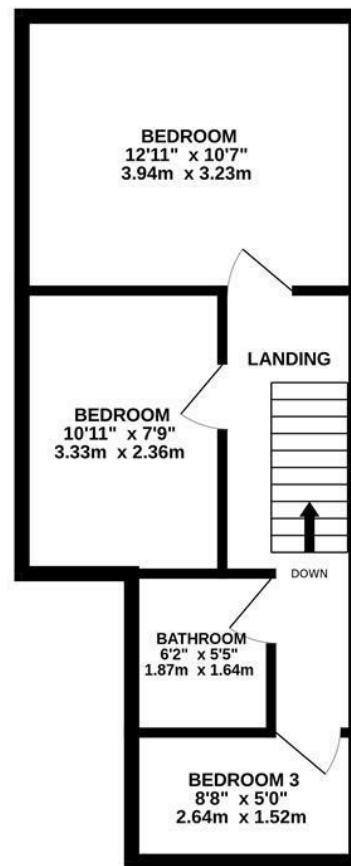
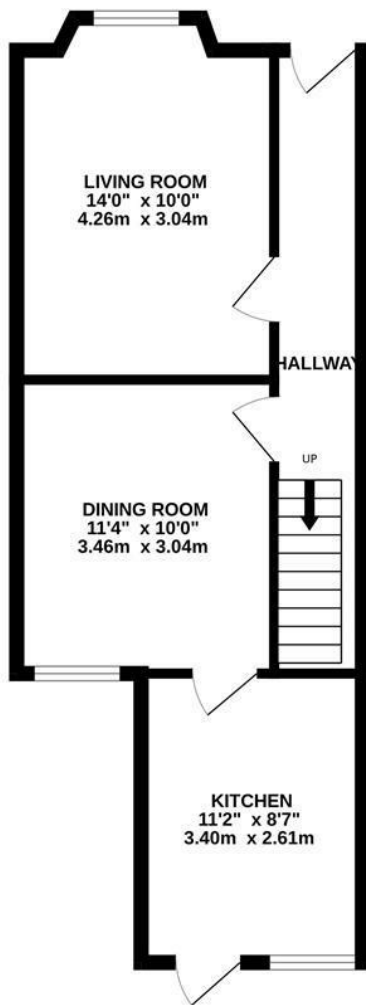
Chain Free
Freehold



WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
425 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.3 sq.m.) approx.

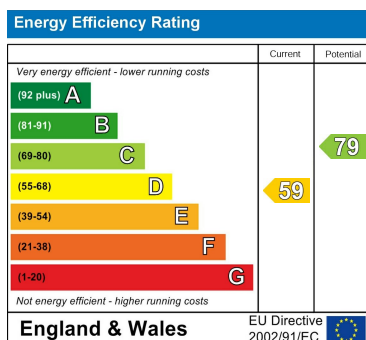
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the

**WARREN
ANTHONY**

