

FREEHOLD



House - Terraced (EPC Rating:)

BELGRAVE AVENUE, WATFORD, WD18 7UE

£400,000



3 Bedroom House - Terraced located in Watford

A larger than average three bedroom terraced family home in need of modernisation throughout which will create a fabulous family home. The property is offered for sale with no upper chain.

Property Description

Offered for sale with no upper chain, this larger-than-average three-bedroom mid-terrace home is located on a popular residential road in West Watford. Vacant and ready for transformation, the property requires refurbishment but offers excellent scope to create a spacious and modern family home.

Ground Floor

The property opens into a welcoming front reception room (14'9" x 9'6"), perfect for use as a formal lounge or family sitting area. A second reception room (10'9" x 10'3") offers flexibility as a dining space, home office, or playroom.

To the rear is a generous kitchen (14'3" x 8'11"), offering ample room for units, appliances, and dining. A lean-to area (8'11" x 4'10") provides useful additional space for storage or utility use, and gives access to the large rear garden, which has great potential for landscaping or extending the home (subject to planning).

First Floor

Upstairs, the home features three well-proportioned bedrooms.

The main bedroom (14'11" x 11'8") spans the full width of the property.

The second bedroom (11'5" x 7'8") .

The third bedroom (8'11" x 8'9") .

A family bathroom and a separate W.C. complete the first floor.

Outside

The property benefits from a substantial rear garden, offering plenty of space for outdoor entertaining, children's play, or potential future extensions.

Summary

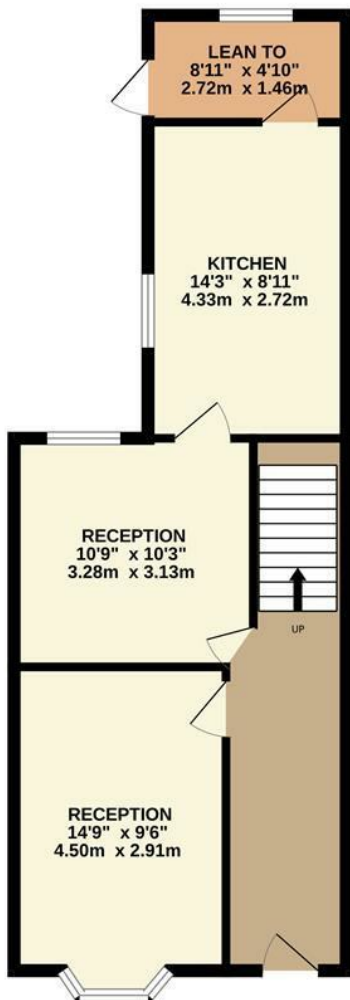
In need of complete refurbishment, this property presents an excellent opportunity for buyers looking to add value and design a home to their own specification. Once modernised, it will make a fabulous family home, combining generous proportions with a sought-after West Watford location, close to schools, local shops, and excellent transport links including Watford Junction Station.

Offered vacant and with no upper chain. The EPC has been ordered and will be uploaded when available.



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

GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



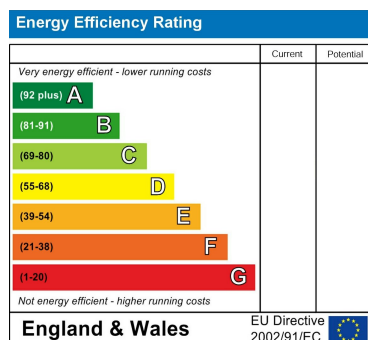
TOTAL FLOOR AREA: 943 sq.ft. (87.6 sq.m.) approx.

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

Energy Performance Graph



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