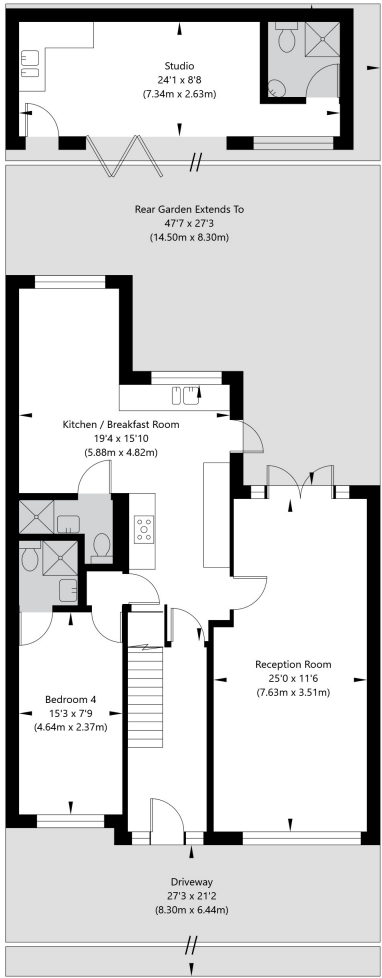
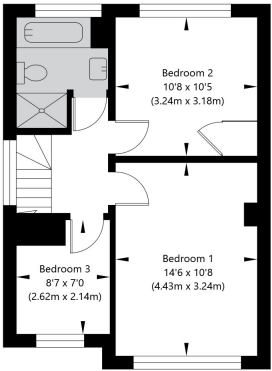




Evans Avenue, Watford WD25 0EX



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 77.37 SQ M / 833 SQ FT



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 41.58 SQ M / 448 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 138.25 SQ M / 1489 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





**\*\*CHAIN FREE\*\***This well presented four bedroom, semi-detached house, benefits from additional living space that has been created by a rear extension and a garage conversion. In addition to the main house, a self-contained garden studio offers flexible living or working space. The house is in close proximity to excellent schools and has easy access to the M1, M25 and A41. Upon entry, the hallway leads into a spacious open plan living room/dining room with doors to the garden, the rear extension provides a modern kitchen/breakfast room and downstairs shower room. The garage has been converted into a fourth bedroom with a modern en-suite shower room. The first floor offers two double bedrooms, a single bedroom and family bathroom. Externally is a low maintenance rear garden with covered patio area, raised decking, side gated access and a fantastic self contained studio, with shower room/WC and kitchenette. To the front of the property, is driveway parking for three cars. Early viewing is highly recommended for this super, chain free house.

Council Tax Band E £2,864.14

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.
2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.
3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.
4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give any representation or warranty in relation to this property.

ROOM DESCRIPTIONS

Entrance Hall

Tiled entrance with laminate wood effect flooring, radiator, ceiling light, under stairs storage cupboard, carpeted stairway to first floor.

Reception Room

7.63m x 3.51m (25' 0" x 11' 6") Wood effect flooring, two radiators, ceiling lights, window to front aspect, open plan into dining room with doors to the garden.

Kitchen

5.88m x 4.82m (19' 3" x 15' 10") Tiled floor, part tiled walls, range of base and eye level units, wood effect work tops, inset bowl sink, gas range cooker with double oven and grill, dishwasher, fridge freezer, washing machine, spotlights, door to garden, window to rear aspect.

Breakfast Room

2.18m x 5.56m (7' 1" x 18' 2") Tiled flooring, two ceiling lights, two radiators and window to rear aspect.

Ground Floor Shower Room

1.91m x 1.46m (6' 3" x 4' 9") Tiled floor, part tiled walls, walk in shower, hand wash basin with vanity storage, low level WC, heated towel rail, spot lights and extractor fan.

Bedroom Four

2.37m x 4.64m (7' 7" x 15' 2") Laminate flooring, ceiling light, radiator, window to front aspect, door to en-suite shower room.

En-suite Shower Room

1.48m x 1.34m (4' 10" x 4' 5") Fully tiled floor and walls, walk in shower, hand wash basin with vanity unit, low level W/C, heated towel rail, spot lights and extractor fan.

Landing

Carpeted with window to side aspect, ceiling light, access via loft ladder to fully boarded loft (Worcester Bosch boiler is located here).

Bedroom One

4.43m x 3.24m (14' 6" x 10' 8") Carpeted, ceiling light, radiator, window to front aspect.

Bedroom Two

3.24m x 3.18m (10' 7" x 11' 1") Carpeted, ceiling light, radiator, built in storage cupboard, window to rear aspect.

Bedroom Three

2.14m x 2.62m (7' 0" x 8' 7") Laminate wood effect flooring, ceiling light, radiator, window to front aspect.

Family Bathroom

2.09m x 2.74m (6' 8" x 9' 1") Fully tiled floor and walls, walk in shower, low level W/C, hand wash basin, panel bath with mixer tap and over head shower attachment, extractor fan, spotlights and window to rear aspect.

Garden Studio

7.34m x 2.63m (24' 1" x 8' 8") Shower room/WC, kitchenette, hard wired WiFi, TV point, plug sockets & USB ports, pendant lights and spot lights, bi-fold doors and own front door.

Rear Garden

Covered patio area, with built in seating, outside sink and BBQ area. Raised decking leads to the studio and side gated access.

Driveway Parking

To the front of the house is parking for three cars.