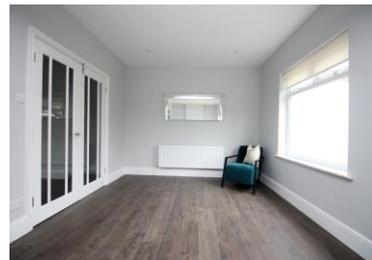


# Elm Avenue, Watford

£750,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



## Summary:

Ivy Gate are delighted to present to the market this fully refurbished, stunning 3 bedroom, double fronted, modern Bungalow. This property has been thoroughly renovated throughout to the highest standards with an easily navigated layout. You are welcomed at the front elevation with a light white finish and newly tiled roof alongside a large carriage driveway with space for at least 3 cars. This property truly does have the most stunning curb-side appeal. Upon entering the property you are greeted by a front porch and a beautiful entrance Hall area that leads onto the Master Bedroom with en-suite shower room, a large second Bedroom and the considerable sized Lounge accessed by gorgeous glass double doors. The Lounge also provides direct access via large sliding doors to the impressive rear garden that is roughly 100ft long. The garden is mostly laid to lawn with a patio area and beautiful mature trees, it offers real charm and is an exciting prospect for those of you who are green fingered. Back inside the property you follow the hallway which leads you to the third bedroom, useful W.C., convenient Utility Room and Kitchen/Dining Room. The Kitchen has been finished to a high

**High specification**

**3 double bedrooms**

**En-suite to master**

**Family bathroom**

**Fully integrated kitchen**

**Separate wc**

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High specification

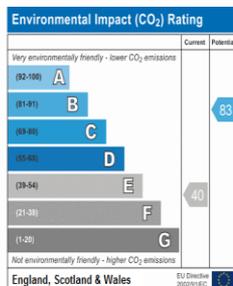
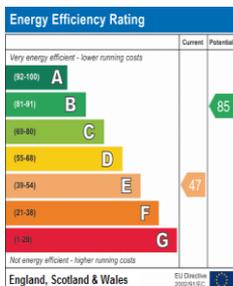
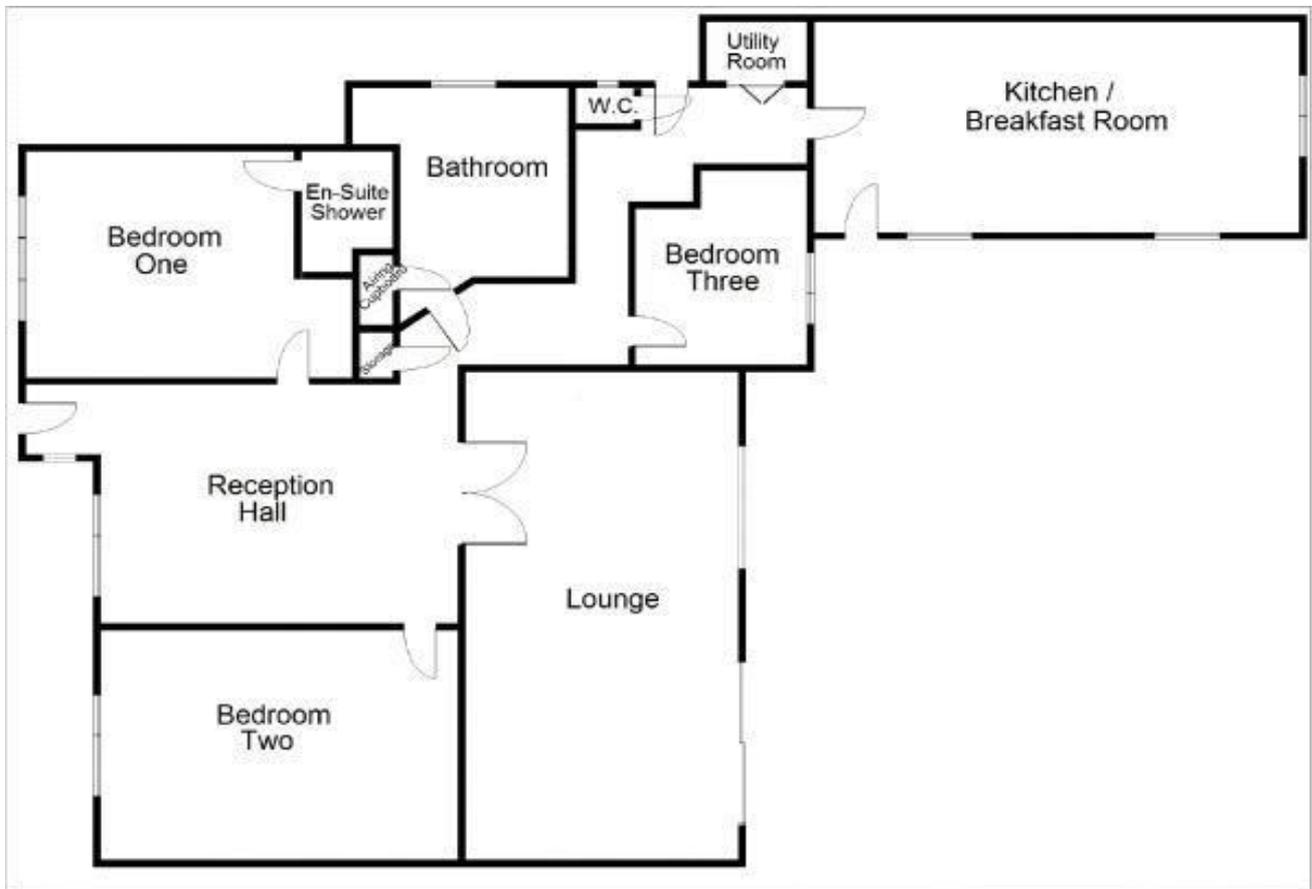
3 double bedrooms

En-suite to master

Family bathroom

Fully integrated kitchen

Separate wc



Tenure: Freehold

Council Tax: F

Local Authority: Watford Borough Council

EPC Rating: E

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.