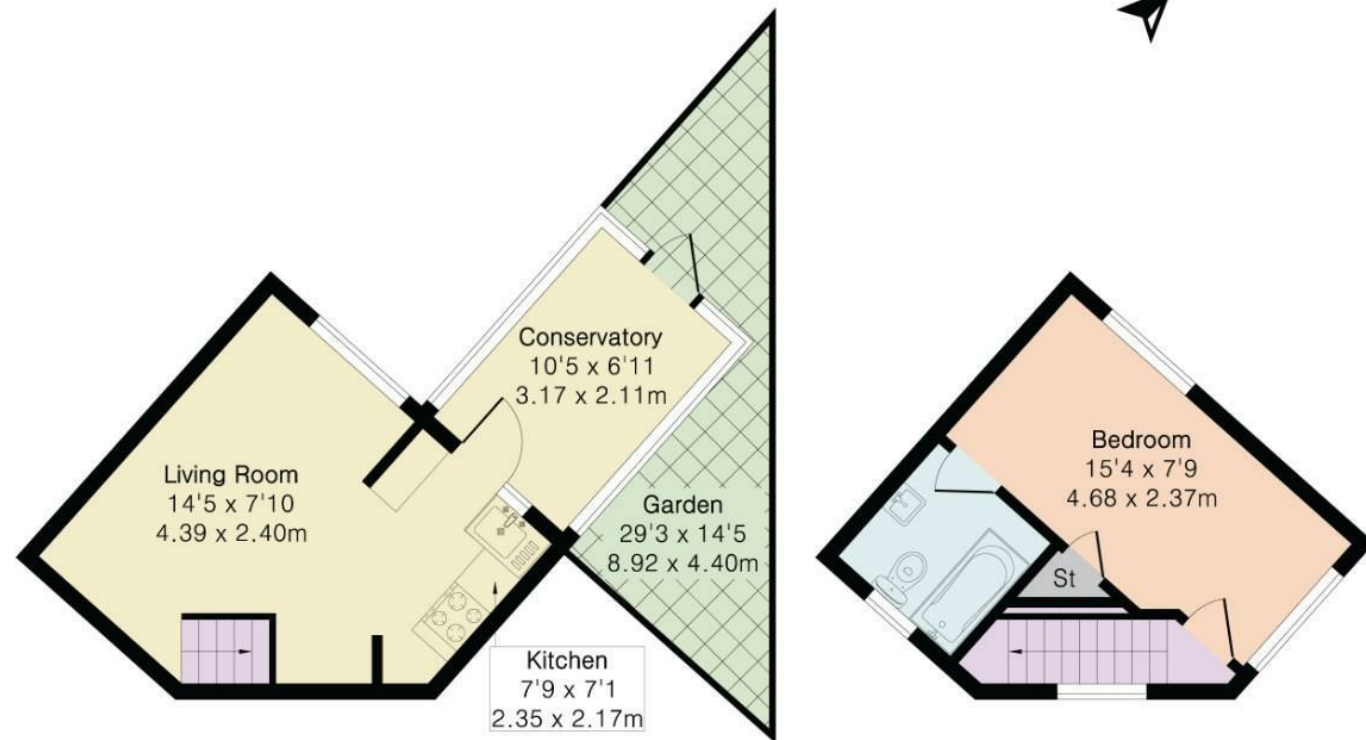


Approximate Gross Internal Area 472 sq ft - 44 sq m
 Ground Floor Area 275 sq ft – 26 sq m
 First Floor Area 197 sq ft – 18 sq m



Ground Floor

First Floor



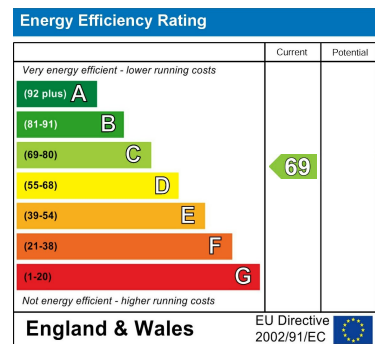
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Council Tax Band

B

Energy Performance Graph



Call us on

02078460308

info@stonebanks.co.uk

www.stonebanks.co.uk

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 measurements.



FREEHOLDNULL



HOUSE - SEMI-DETACHED (EPC RATING: C)

EASTLEA AVENUE, WATFORD, WD25 9DG

OFFERS IN THE REGION OF

£330,000



1 Bedroom House - Semi-Detached located in Watford

A well-kept one-bedroom semi-detached house on Eastlea Avenue, Watford, offering bright and airy accommodation throughout and an excellent opportunity for first-time buyers and buy-to-let investors alike. This attractive home combines comfortable living space with a convenient location close to key amenities, transport links and motorway access.

Internally, the property benefits from plenty of natural light and a large open-plan living area, creating a welcoming and versatile space ideal for both relaxing and entertaining. The house has been well maintained and also enjoys a private garden, perfect for outdoor dining, relaxing or adding your own personal touch.

The property is well positioned for local amenities, with shops, supermarkets and everyday conveniences close by, while Watford town centre is easily accessible for a wider range of retail, dining and leisure options. Buyers will also benefit from proximity to Atria Watford shopping centre, home to a wide selection of high street brands, restaurants and entertainment facilities, helping to make this a practical and appealing place to live.

For families and future-minded purchasers, the area is well served by local schools, further enhancing the long-term appeal of the location. Commuters are equally well catered for, with good access to Watford North, Watford Junction and local bus routes, as well as straightforward links to the wider road network. Eastlea Avenue is particularly convenient for access to the M25 and A41, making travel into London and surrounding areas simple.

Overall, this is a bright, well-presented home in a well-connected Watford location, offering an ideal first purchase as well as a strong investment opportunity.

