



Castles

SOUTHSEA AVENUE  
Watford, Hertfordshire, WD18 7NJ

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Offers IEO  
**£475,000**  
(Freehold)

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Experience contemporary living at its finest in this modern 3-Bedroom mid-terraced property. Spread across three thoughtfully designed floors, this home offers a harmonious blend of style and functionality.

 3    2    1    Resident Parking

The ground floor welcomes you with an inviting Open-Plan Lounge and Dining area, creating a spacious, light-filled environment perfect for both relaxation and entertaining. This space seamlessly flows into a sleek Galley-Style Kitchen, which extends into a bright Conservatory, providing additional living space and direct access to the garden.

The first floor features Three well-proportioned Bedrooms and a stylish Family Bathroom, ensuring comfort and convenience for all residents. Each bedroom offers ample storage and natural light, making them ideal for family members or guests.

On the second floor, you'll find a Private Office Space, perfect for working from home or quiet study. This versatile room can be easily adapted to suit your needs. Combining modern design with functional living spaces, this property is perfect for families or professionals seeking a stylish, low-maintenance home.

This property is located within a short walk to Watford Town Centre and has some fantastic transport links with just a short drive to the A41 & M25, Local train stations like Watford Junction and Watford Underground.

## Specifications

- 3 BED FAMILY HOME
- MID TERRACED
- HOME OFFICE
- MODERN KITCHEN
- CLOAKROOM
- GOOD DECORATION
- LOW-MAINTENANCE
- SHORT WALK TO TOWN CENTRE



The kitchen extends into a bright Conservatory, providing additional living space and direct access to the garden.



**A little about the corner of the world we call home...**

Road transport is straightforward with the A41, A405 and M25 being within a few miles while trains are easily accessed at Watford North BR station which is on the West Midlands and just a short distance away from the property while Watford Junction offers BR, Underground and Overground connections to pretty much anywhere in the country.

Children and students are well catered for thanks to a wide range of local education establishments including Orchard, Beechfield and Cherry Tree primary schools and Stanborough and Parmiters secondary schools close to hand while Watford Grammar School for Boys is within straightforward commuting distance.

When it comes to getting out and about at the weekends there are plenty of leisure opportunities including nearby open spaces, the Harry Potter Studios and plenty of access to the buzz of café culture, restaurants, banks and independent shopping with similar facilities offered in nearby towns which are easy to get to on local bus services or by road.

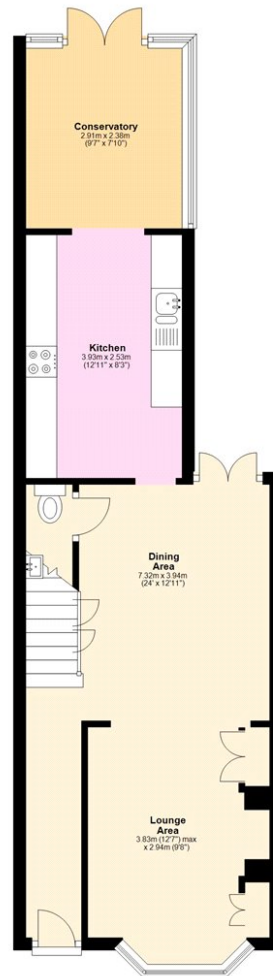
**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

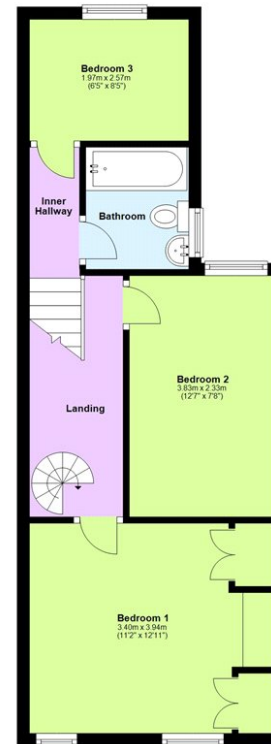
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold  
Council Tax Band: C  
EPC Rating: E

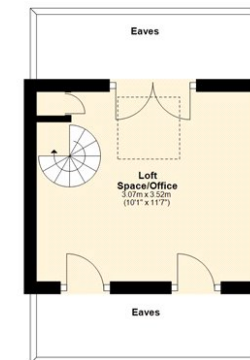
**Ground Floor**  
Approx. 46.5 sq. metres (500.4 sq. feet)



**First Floor**  
Approx. 39.6 sq. metres (425.8 sq. feet)



**Second Floor**  
Approx. 10.8 sq. metres (116.4 sq. feet)



Total area: approx. 96.9 sq. metres (1042.6 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

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