



**Fourth Avenue
Watford
Hertfordshire
WD25**

Offers In Excess Of £530,000

bettermove

Fourth Avenue Watford

Bettermove are proud to present this 3 bedroom semi-detached house. Available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the double driveway.

The council tax band is D.

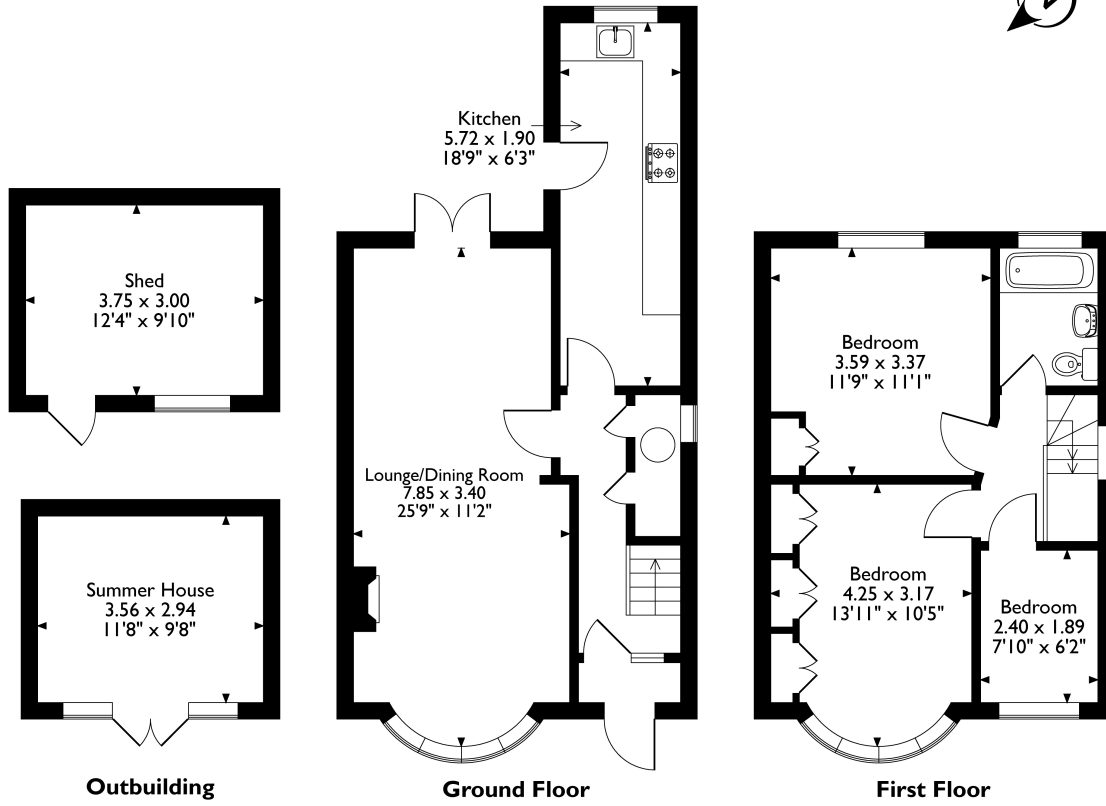
The interior of this beautifully presented property comprises a spacious living and dining area and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months, which includes the summer house and shed.

Located in the popular town of Watford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Garston Station (0.6 miles), variety of bus routes and the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Fourth Avenue, Watford, Hertfordshire
 Approximate Gross Internal Area
 Main House = 83 Sq M/893 Sq Ft
 Outbuilding = 21 Sq M/226 Sq Ft
 Total = 104 Sq M/1119 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	46	77
England, Scotland & Wales		
		EU Directive 2002/91/EC



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