



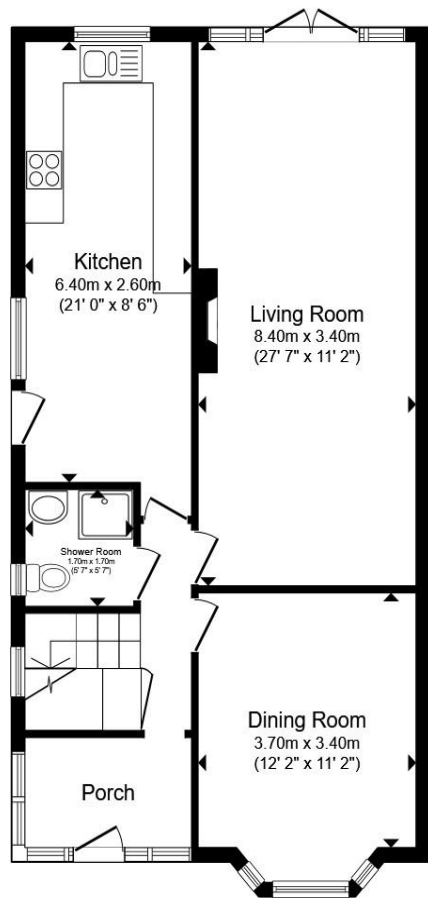
**Lavinia Avenue, Watford, WD25 0LF**

**welcome to**

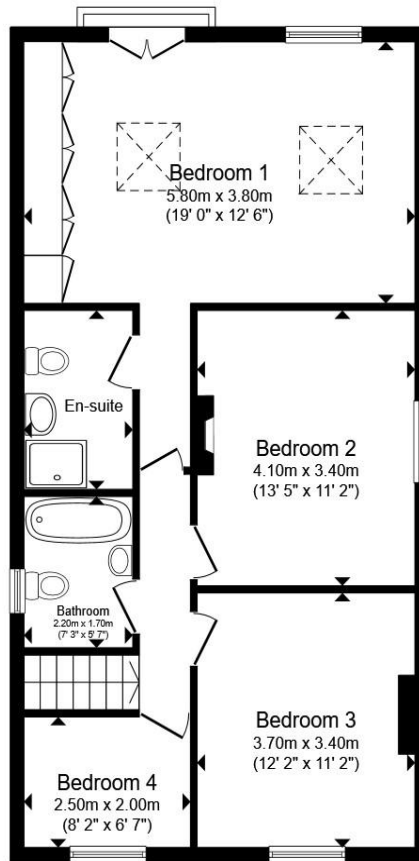
**Lavinia Avenue, Watford**

A spacious four-bedroom detached home on Lavinia Avenue offering versatile living with multiple reception rooms, a bright kitchen, an impressive principal suite with Juliette balcony, a generous rear garden, and ample driveway parking, all within easy reach of excellent transport links.

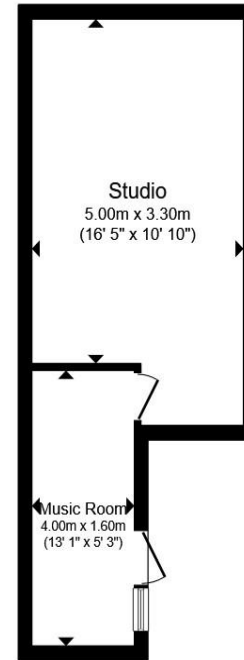




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 163.6 m<sup>2</sup> (1,761 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance**

**Dining Room**

12' 2" x 11' 2" ( 3.71m x 3.40m )

**Living Room**

27' 7" x 11' 2" ( 8.41m x 3.40m )

**Kitchen**

21' x 8' 6" ( 6.40m x 2.59m )

**Shower Room**

5' 7" x 5' 7" ( 1.70m x 1.70m )

**Bedroom 1**

19' x 12' 6" ( 5.79m x 3.81m )

**En Suite**

**Bedroom 2**

13' 5" x 11' 2" ( 4.09m x 3.40m )

**Bedroom 3**

12' 2" x 11' 2" ( 3.71m x 3.40m )

**Bedroom 4**

8' 2" x 6' 7" ( 2.49m x 2.01m )

**Bathroom**

7' 3" x 5' 7" ( 2.21m x 1.70m )

**Studio**

16' 5" x 10' 10" ( 5.00m x 3.30m )

**Music Room**

13' 1" x 5' 3" ( 3.99m x 1.60m )

welcome to

## Lavinia Avenue, Watford

- Impressive Four-Bedroom Detached Family Home
- Spacious Driveway Providing Parking for Multiple Vehicles
- Luxurious En-Suite to the Principal Bedroom
- Elegant Principal Suite Featuring a Juliette Balcony & Skylights
- Extended Living Space with Two Versatile Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £830,000



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF105211](https://www.brownandmerry.co.uk/Property/WAF105211)



Property Ref:  
WAF105211 - 0002

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