



AVENUES

WATFORD
RIVERWELL

EXPLORE ALL THE AVENUES
& REALISE YOUR DREAMS



Modern living where luxury meets convenience

Nestled in a coveted location, this exquisite residence offers comfort and style. Boasting an array of amenities just moments away. Whether you seek tranquillity in nearby parks or excitement in bustling city life, this home effortlessly combines the best of both worlds, promising a lifestyle of unrivalled ease and sophistication.

Avenues comprises of an attractive collection of 3 bedroom townhouses. With only a few properties remaining, these high-quality homes offer modern, spacious, energy-efficient living within easy reach of Watford's amenities, from gourmet dining to vibrant shopping districts and outstanding links to the capital, every aspect of urban living is at your fingertips.

AVENUES

High-quality finish

KITCHEN

- Silestone worktop and upstand
- Integrated appliances including Bosch oven, induction hob and dishwasher as well as integrated fridge freezer and extractor fan
- Stainless steel inset sink in satin finish and chrome mixer tap
- Underlit LED lighting to worktops and high level units
- Integrated bin storage

BATHROOM & EN SUITE

- Porcelanosa Ocean Caliza (en suite is Dover Caliza) tiling to walls and floor
- Porcelanosa taps and thermostatic shower mixer
- Concealed dual-flush WC & cistern with soft-close seat and cover
- Wall-mounted basin
- Glass shower screen
- Chrome heated towel rail
- Mirrored cabinet
- Shaver socket

CLOAKROOM & UTILITY

- Porcelanosa Ocean Caliza tiling behind sink
- Freestanding washer/dryer

FLOORING & WALLS

- Havwoods Engineered Wood European Oak flooring to kitchen, living and dining areas, cloakroom and ground floor hallway
- Victoria Carpets to stairs and upper floor areas excluding the bathroom and en suite
- Porcelanosa Ocean Caliza and Dover Caliza tiling to bathroom and en suite
- Brilliant White Dulux paint to walls and ceilings

ELECTRICS, LIGHTING AND HEATING

- Multimedia outlets provided to living area and bedrooms
- BT, Virgin and Superfast Hyperoptic Broadband available
- Sky Q and Virgin 360 available in living areas and bedrooms
- Energy-efficient heating system
- Mains-powered smoke detectors
- Recessed spotlights throughout

GENERAL

- Private cycle storage
- Allocated parking
- Triple glazed windows

BUILDING STANDARDS

- NHBC 10-year Buildmark Warranty



Key
● Sold

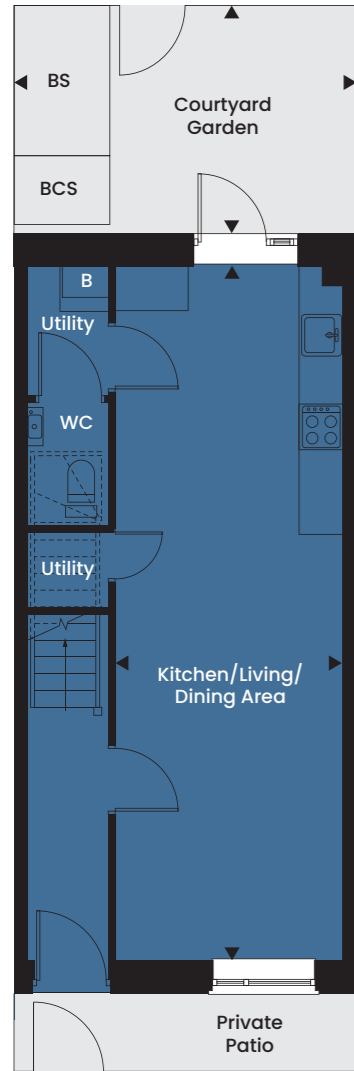


Development plan

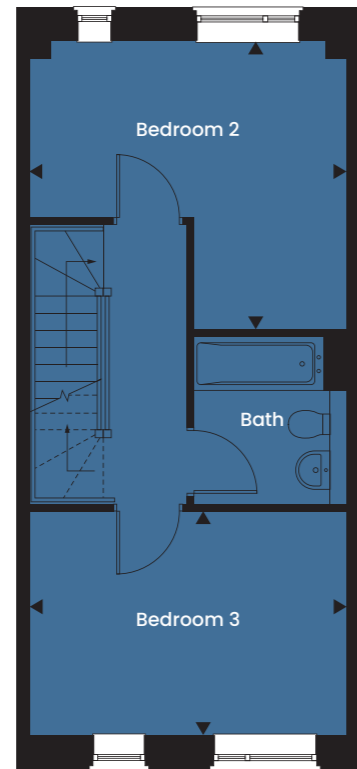


The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.

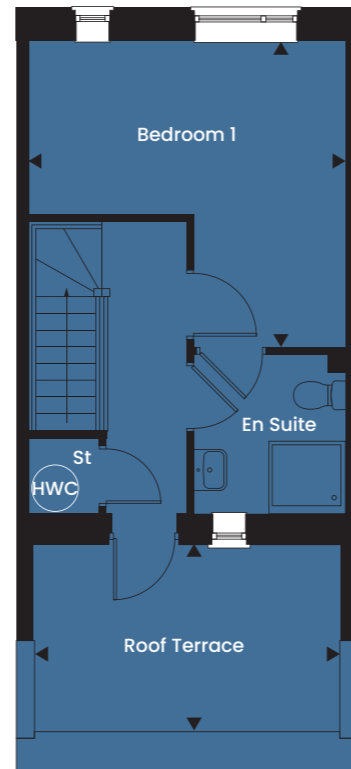
The Sedge



Ground Floor



First Floor



Second Floor

TOTAL INTERNAL AREA	102 sq. m.	1,099 sq. ft.
Kitchen/Living/Dining Area	9.10m x 3.00m	29'10" x 9'10"
Bedroom 1	4.00m x 4.15m	13'1" x 13'7"
Bedroom 2	3.80m x 4.15m	12'6" x 13'7"
Bedroom 3	2.95m x 4.15m	9'8" x 13'7"
Roof Terrace	2.45m x 4.05m	8'0" x 13'3"
Courtyard Garden	3.00m x 4.50m	9'10" x 14'9"

These particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by inspection as to the correctness of each of the statements contained in these particulars. Dimensions and floor plans are designed to give you a general indication of the layout and should never be used for curtains, carpets, furniture or appliance spaces. Plans are indicative only. Gardens are indicative only. Please speak to a sales consultant for more information.





Explore Wellbeing

Discover the perfect blend of convenience and eco-conscious living in this exceptional location. Situated amidst a plethora of amenities, including picturesque parks and peaceful pathways by the river, every day presents an opportunity for outdoor adventure and relaxation. Avenues was designed with people and community in mind offering local residents a better living environment that not only enhance your quality of life but also minimizes your ecological footprint. Embrace a lifestyle that harmonizes with nature without sacrificing the comforts of urban convenience in this meticulously crafted residential gem.



Improved open spaces, including new green space and public areas that are easy to walk through and successfully link the different parts of the site.



Much needed new houses and apartments, including affordable homes across the site.



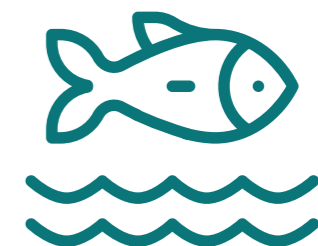
Opening up opportunities for Watford General Hospital so that it is not confined by its current footprint.



Better access and modern infrastructure.



New business and work opportunities with premises and facilities to attract new occupiers, creating new jobs.



The clearance and opening up of the banks of the River Colne.

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