



Connells

Valley Rise
Watford



Property Description

A superb three bedroom mid terrace house featuring a large modern fitted kitchen with island and comfortable reception room on the ground floor. The first floor comprises two bedrooms and the bathroom. In the loft there is the master bedroom with ensuite. To the rear is handy outside storage. Featuring a stunning rear garden with lawn area and patio area. Benefitting from off road parking to the front, outstanding Alban Wood school in the locality, and the North Orbital Road being close by. This home is very well presented and is ready to move into.



Entrance Hall

Front door.

Lounge

11' 1" max x 13' 7" max (3.38m max x 4.14m max)

Window, radiator.

Kitchen

7' 5" max x 17' 1" max (2.26m max x 5.21m max)

Extended, range of wall and base units, stainless steel sink with drainer, tiled floor, radiator, oven and hob, window to rear.

First Floor Landing

Bedroom 2

10' 11" x 13' 6" (3.33m x 4.11m)

Window, radiator.

Bedroom 3

11' 10" max x 10' 1" max (3.61m max x 3.07m max)

Radiator, window.

Bathroom

Window, laminate flooring, tiled walls, WC, bath with shower attachment, radiator, basin with vanity unit.

Loft Room/ Bedroom 1

15' 11" x 16' 6" max (4.85m x 5.03m max)

Skylight, two windows to rear, radiator, some reduced ceiling height.

Outside

Front Garden

Paved for off road parking.

Rear Garden

Lawn area, side & rear access.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

Tenure: Freehold

view this property online [connells.co.uk/Property/LEA102655](https://www.connells.co.uk/Property/LEA102655)



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