



Connells

Harris Road
WATFORD



Property Description

A well presented three bedroom family home. This residence leads into the living room, then onto a fitted kitchen which has access to the bathroom and separate WC. To the first floor there are three bedrooms, the master being a huge 10'4 (max) x 16'3 (max). To the front and rear of the house are the gardens with lawn areas. Well placed for popular Kings Way and Stanborough schools and Tesco Express Grocery store. The North Orbital Road is easy accessible for travel. Your viewing is highly recommended on this bright and airy property.



Entrance

Front door.

Lounge

12' 5" max x 13' 3" max (3.78m max x 4.04m max)

Laminate flooring, radiator, window.

Kitchen

10' 2" max x 6' 10" max (3.10m max x 2.08m max)

Laminate flooring, window, tiled walls, stainless steel sink with drainer, range of wall land base units.

Cloakroom

WC, tiled walls, window.

Bathroom

Bath, window, tiled walls, wash hand basin with pedestal.

Wc

WC

First Floor Landing

Bedroom 1

10' 4" max x 16' 3" max (3.15m max x 4.95m max)

Laminate flooring, two windows, radiator.

Bedroom 2

9' 9" x 9' 1" (2.97m x 2.77m)

Carpet, two windows, radiator,

Bedroom 3

9' 2" max x 7' max (2.79m max x 2.13m max)

Radiator, window.

Loft Space

Outside

Front Garden

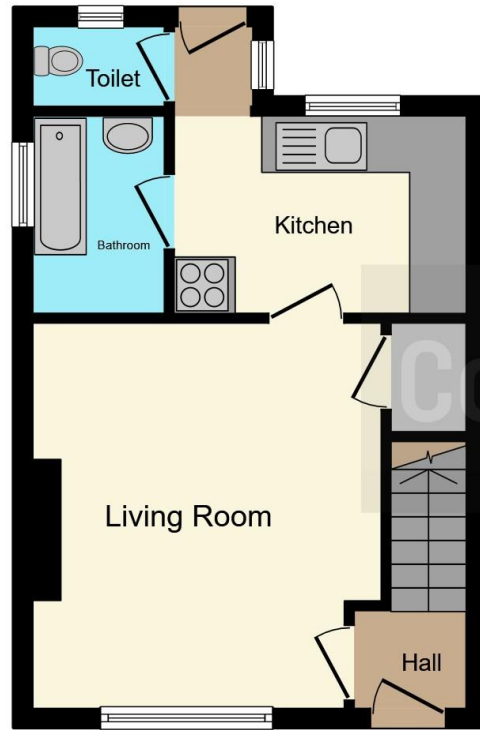
Rear Garden

Lawn and patio area, shed.









Ground Floor



First Floor

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.focalagent.com

To view this property please contact Connells on

T 01923 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
Abbots Langley WD25 7NG

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/LEA102866



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEA102866 - 0005