



Connells

Briar Road
WATFORD



Property Description

A charming three bedroom extended family home located in popular Briar Road. With many convenient features such as garage, off road parking, utility room, downstairs cloakroom, spacious lounge/ study, two bedrooms and bathroom on first floor and a large loft room/ bedroom three on the top floor. Very well placed for Kingsway primary school, the local Nisa shop and the North Orbital Road. This home offers everything the growing family could need and we recommended your early viewing!

Entrance Hall

Front door.

Cloakroom

WC, wash hand basin.

Living Room Area

13' 7" x 12' 8" (4.14m x 3.86m)

Window.

Study Area

8' 11" x 9' 5" (2.72m x 2.87m)

Kitchen

10' x 13' 9" (3.05m x 4.19m)

Door to rear, window, cooker point, cooker hood, stainless steel sink, range of wall and base units.

Utility Room

First Floor Landing

Bedroom 1

11' 1" x 9' 11" (3.38m x 3.02m)

Window, radiator.

Bedroom 2

9' x 8' 1" (2.74m x 2.46m)

Window.

Bathroom

WC, bath, tiled walls, wash hand basin,

Loft Room/ Bedroom 3

8' 7" x 14' 6" (2.62m x 4.42m)

Two windows.

Outside

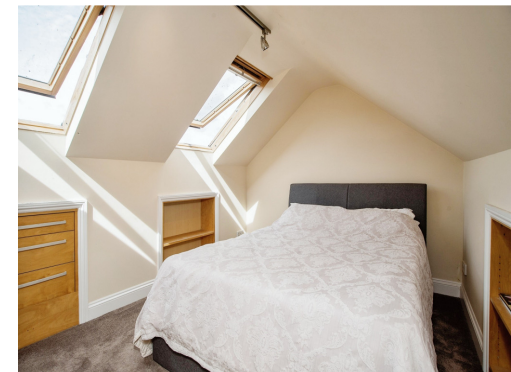
Garage

Front Garden

Paved for off road parking.

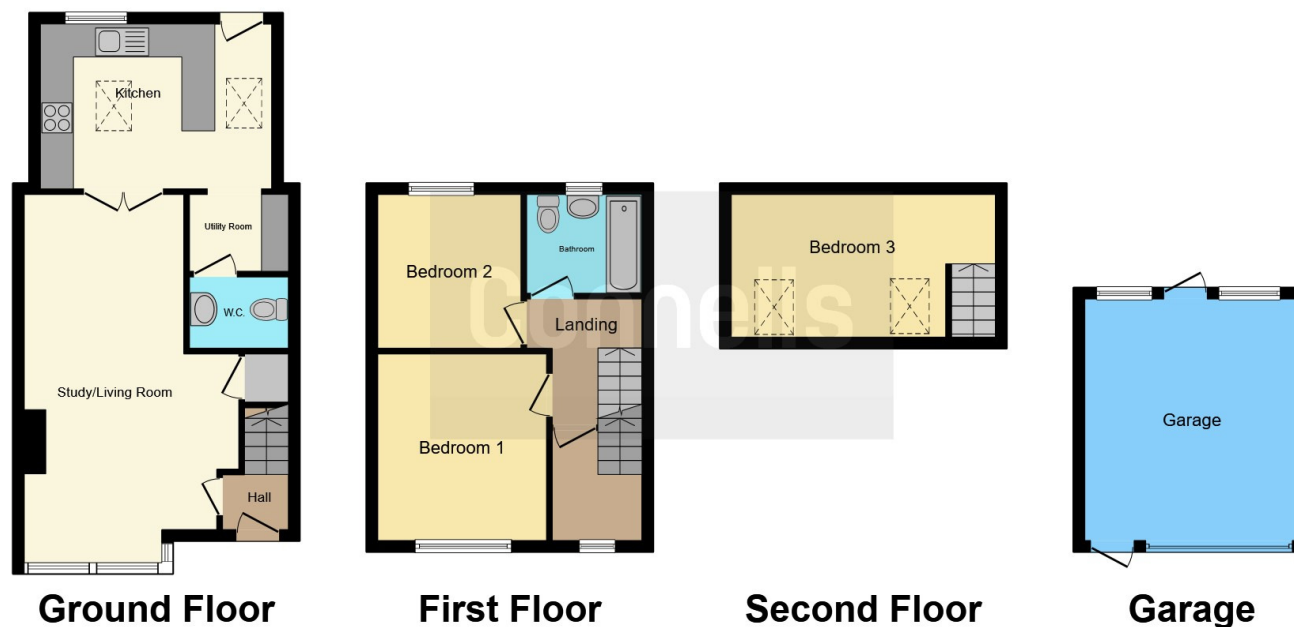
Rear Garden

Lawn area, patio area.









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.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/LEA102924



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