



Connells

Derwent Close
Watford



Property Description

A smart and bright three bedroom semi detached family house located in this quiet and leafy cul-de-sac. With a downstairs cloakroom, modern fitted kitchen, three bedrooms and family bathroom this home must be seen to be appreciated. Featuring off road parking and a well-kept rear garden, perfect for the warmer months, this house is also well-placed for Stanborough school and sought after Parmiters. The current owners have taken great care and have maintained this property to a high standard, your internal viewing is highly recommended.



Entrance Hall

Front door.

Cloakroom

WC, wash hand basin, window.

Kitchen

7' 3" x 8' 1" (2.21m x 2.46m)

Window, range of wall and base units, stainless steel sink with drainer, integrated fridge/ freezer, washing machine, cooker point.

First Floor Landing

Bedroom 1

16' 9" plus recess x 8' 7" max (5.11m plus recess x 2.62m max)

Radiator, window.

Bedroom 2

8' 4" x 14' 7" max (2.54m x 4.45m max)

Window, radiator.

Bedroom 3

5' 9" x 9' 3" (1.75m x 2.82m)

Radiator, window.

Loft Space

Ladder, light, partly boarded.

Bathroom

Bath, shower attachment over, radiator, wash hand basin, WC, window.

Outside

Front Garden

Paved for off road parking.

Rear Garden

Side access.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/LEA103005



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: LEA103005 - 0003