



Connells

Ross Crescent
Watford



Property Description

Connells are delighted to bring this beautifully presented, extended mid-terraced house to the market that is situated on a sought after residential road in Watford. The property briefly comprises of a sizeable reception room, a modern fitted kitchen/diner, two double bedrooms and two shower rooms. Benefits include a separate utility area, a landscaped rear garden, a paved front garden with the potential for off-street parking (subject to drop curb) as well as holding the potential for further extension (STPP).

Ideal for first time buyers or investors, the property is conveniently located to good transport links including the M25, A41 & M1 motorways, excellent school catchments including Kingsway Junior School, Parmiters School and St Michaels Catholic Secondary school as well as being walking distances from an array of local amenities.

For more information or to arrange a viewing, please contact Connells today.

Entrance Porch

Door to front aspect, windows to front and side aspect, storage cupboard.

Entrance Hall

Door to front aspect, stairs to first floor landing.

Living Room

12' 4" MAX x 13' MAX (3.76m MAX x 3.96m MAX)

Sash window to front aspect, television point, telephone point, radiator, under-stairs storage.

Kitchen

17' 1" x 10' 11" (5.21m x 3.33m)

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, Sash windows to rear and side aspect, sink with drainer, eye level electric oven, electric hob with extractor hood, integrated dishwasher, space for double fridge/freezer, door to rear garden, space for dining area, radiator.

Utility Area

Window to rear aspect, plumbing for washing machine.

Shower Room

Window to side aspect, shower cubicle, WC, vanity wash hand basin, heated hand towel rail.

First Floor Landing

Bedroom One

10' 2" x 16' 3" (3.10m x 4.95m)

Sash windows to front aspect, radiator, built in wardrobe.

Bedroom Two

10' MAX x 9' 8" MAX (3.05m MAX x 2.95m MAX)

Sash windows to rear aspect, radiator, built in wardrobe.

Shower Room

Window to rear aspect, walk in double shower cubicle, WC, vanity wash hand basin, heated hand towel rail.

Outside

Front Garden

Paved driveway, side access.

Rear Garden

Paved patio area, laid lawn, shed, 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

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EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/LEA102851



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