



**Connells**

Valley Rise  
Watford



### Property Description

A super two bedroom end of terrace house located well for Alban Wood and Kingsway schools. With ample accommodation including lounge, fitted kitchen/ diner, downstairs WC, two double bedrooms and a family bathroom, this home is perfect for family living. Also benefiting from a garage, rear garden and off road parking. Your viewing is highly recommended.

Two windows to front, window to side, radiator.

### Bedroom 2

10' 7" max x 11' 8" max ( 3.23m max x 3.56m max )

Window, radiator.

### Bathroom

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

### Entrance Porch

Front door.

### Entrance Hall

### Living Room

11' 10" Max x 11' Max ( 3.61m Max x 3.35m Max )

### Kitchen/ Diner

18' 1" max x 10' 1" max ( 5.51m max x 3.07m max )

Laminate flooring, two patio doors to garden, stainless steel sink with drainer, radiator, cooker point.

### Loft Space

Borded, light, pull down ladder.

### Front Garden

Off road parking.

### Rear Garden

Lawn, patio, rear access, side access, garage to rear.

### Wc

### First Floor Landing

### Bedroom 1

10' 7" x 15' 11" Plus Wardrobe ( 3.23m x 4.85m Plus Wardrobe )









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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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