



Connells

Horseshoe Lane
Watford



Property Description

Connells are delighted to bring this well-presented, extended semi-detached house that is situated on this popular residential road in Garston. The property is bright and airy throughout and briefly comprises of a sizeable reception room, a modern fitted kitchen/dining area with bi-folding doors to the rear garden, three well-proportioned bedrooms as well as a four-piece bathroom suite. Benefits include being beautifully maintained by the current owners, off-street parking for several cars, a large well-maintained landscaped rear garden as well as holding the potential for further extension (STPP).

An ideal family home the property is within catchments to several well-regarded schools including Parmiters, St Michael's, Future Academy and Alban Wood schools. There are a range of local shops including Londis grocery stores within walking distance as well as Garston Park for recreation. Within a short drive you have Sainsburys Supermarket and Asda Hyperstore as well as Watford Town Centre with its variety of amenities, eateries, entertainment and recreational facilities.

Viewing is highly recommended.

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

Entrance Hall

Door to front aspect, window to front aspect, stairs to first floor landing, under-stairs storage, radiator.

Living Room

14' 6" x 10' 8" (4.42m x 3.25m)

Bay window to front aspect, television point, telephone point, radiator.

Kitchen / Dining Room

19' 8" x 16' 6" (5.99m x 5.03m)

Bi-folding doors to rear garden, radiator.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, eye level electric oven, electric hob with extractor hood, plumbing for washing machine, dishwasher, space for fridge/freezer, island.

First Floor Landing

Stairs from entrance hall, window to side aspect.

Bedroom One

15' 4" x 10' 6" (4.67m x 3.20m)

Bay window to front aspect, fitted wardrobes, radiator.

Bedroom Two

12' 3" x 8' 7" (3.73m x 2.62m)

Window to rear aspect, fitted wardrobes, radiator.

Bedroom Three

8' x 8' 11" (2.44m x 2.72m)

Window to front aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps, shower cubicle, WC, wash hand basin, hand towel rail.

Front Garden

Off-street parking for several cars.

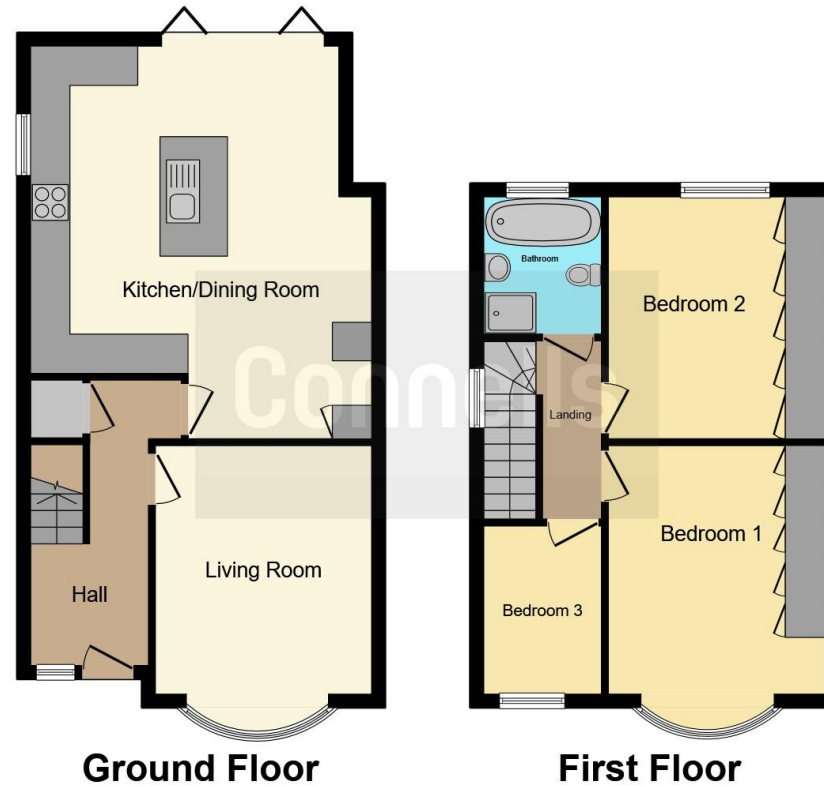
Rear Garden

Patio area, laid lawn, storage 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: D

Tenure: Freehold

view this property online connells.co.uk/Property/LEA103042



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