



Connells

North Approach
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this well-presented semi-detached house to the market that is situated on a residential road in Leavesden. The property comprises of two reception rooms, a kitchen area, three well-proportioned bedrooms and a family bathroom with separate WC. Benefits include an additional cloakroom, a well-presented rear garden, a garage, the scope for modernisation/refurbishment as well as holding the potential for further extension (STPP).

North Approach is located well for the North Orbital Road, the A41, M25, Tesco Express, and several popular schools such as Alban Wood, Stanborough and Kingsway. The closest train station is Garston and there are various bus stops serving this area.

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

Entrance Porch

Door to front aspect.

Entrance Hall

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

Living Room

14' 11" x 11' 4" (4.55m x 3.45m)

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

Dining Room

22' 6" x 10' 4" (6.86m x 3.15m)

Windows to rear aspect, radiator, door to rear garden.

Cloakroom

WC, wash hand basin, radiator.

Kitchen

8' 10" x 7' 2" (2.69m x 2.18m)

Wall units with work surfaces to complement, window to side aspect, sink, radiator.

First Floor Landing

Stairs from entrance hall, window to side aspect, loft access, radiator.

Bedroom One

15' 4" x 10' 7" (4.67m x 3.23m)

Bay window to front aspect, radiator.

Bedroom Two

14' 7" x 10' 6" (4.45m x 3.20m)

Window to rear aspect, boiler, radiator.

Bedroom Three

8' 3" x 6' 4" (2.51m x 1.93m)

Window to front aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps, wash hand basin, radiator.

Seperate Wc

Window to side aspect, WC.

Outside

Front Garden

Rear Garden

Patio area, laid lawn, side access, garage access.

Garage

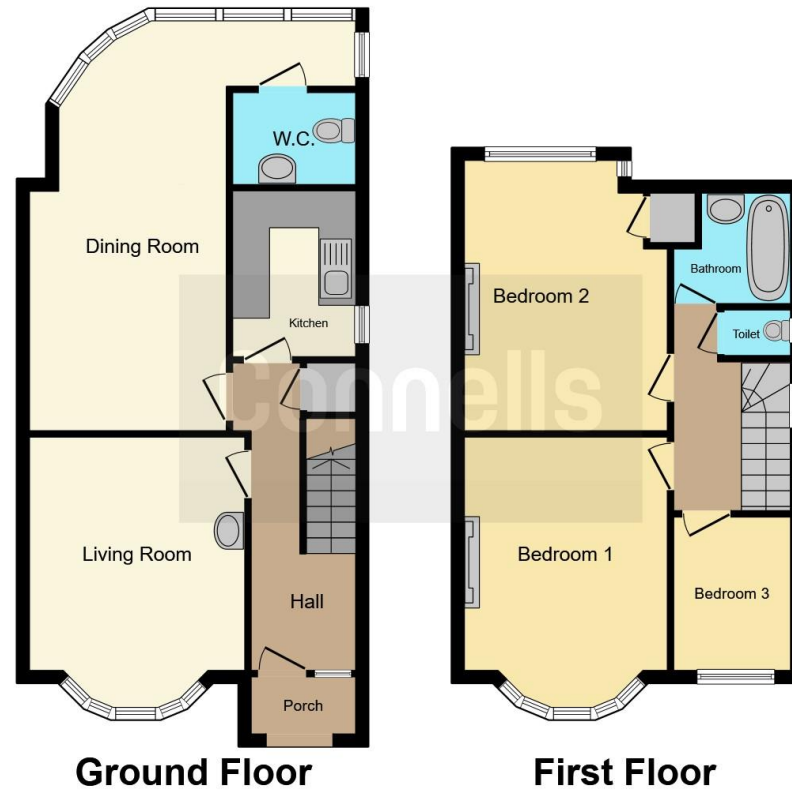
15' 5" x 7' 8" (4.70m x 2.34m)

Up and over door.









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/LEA103030



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