



**Connells**

Clarke Way  
Watford





## Property Description

**\*\* NO UPPER CHAIN \*\***

Connells are delighted to bring this semi-detached house to the market that is situated on a quiet residential road in Garston. The property briefly comprises of two reception rooms, a kitchen, three well-proportioned bedrooms and a family bathroom suite with separate WC. Benefits include a south facing rear garden with outbuilding and WC, off-street parking for several cars, the scope for modernisation/refurbishment as well as holding the potential to extend (STPP).

An ideal family home the property is close to major road links to the M1 and M25, nearby train stations and local amenities. Well placed for Leavesden Green and Leggatts Green recreation grounds, and Cherry Tree and Kingsway Primary schools.

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

## Entrance Hall

Door to side aspect, window to front aspect, stairs to first floor landing, under-stairs cupboard.

## Living Room

17' max x 10' 4" plus bay ( 5.18m max x 3.15m plus bay )

Bay window to front aspect, window to front aspect, radiator.

## Dining Room

8' 4" x 9' 11" ( 2.54m x 3.02m )

Double patio doors to rear garden, radiator.

## Kitchen

13' 5" MAX x 7' 11" MAX ( 4.09m MAX x 2.41m MAX )

Fitted kitchen comprised of wall and base units with work surfaces, window to rear aspect, radiator, stainless steel sink with drainer, built in pantry, wall mounted boiler, plumbing for washing machine, space for fridge/freezer, door to rear garden.

## First Floor Landing

Stairs from entrance hall, window to side aspect, airing cupboard.

## Bedroom One

9' 11" x 12' 2" plus recess ( 3.02m x 3.71m plus recess )

Three windows to front aspect, radiator.

## Bedroom Two

8' 11" x 12' 4" plus recess ( 2.72m x 3.76m plus recess )

Window to rear aspect, radiator.

## Bedroom Three

10' 1" MAX x 7' MAX ( 3.07m MAX x 2.13m MAX )

Windows to front and side aspect, built in wardrobe, radiator.

## Bathroom

Window to rear aspect, bath, wash hand basin.

### **Separate Wc**

Window to rear aspect, WC.

### **Outside**

### **Front Garden**

Off road parking for three cars.

### **Rear Garden**

Lawn, patio area, side access, south facing, outbuilding.

### **Outbuilding**

Brick built garden shed/workshop, WC, storage.

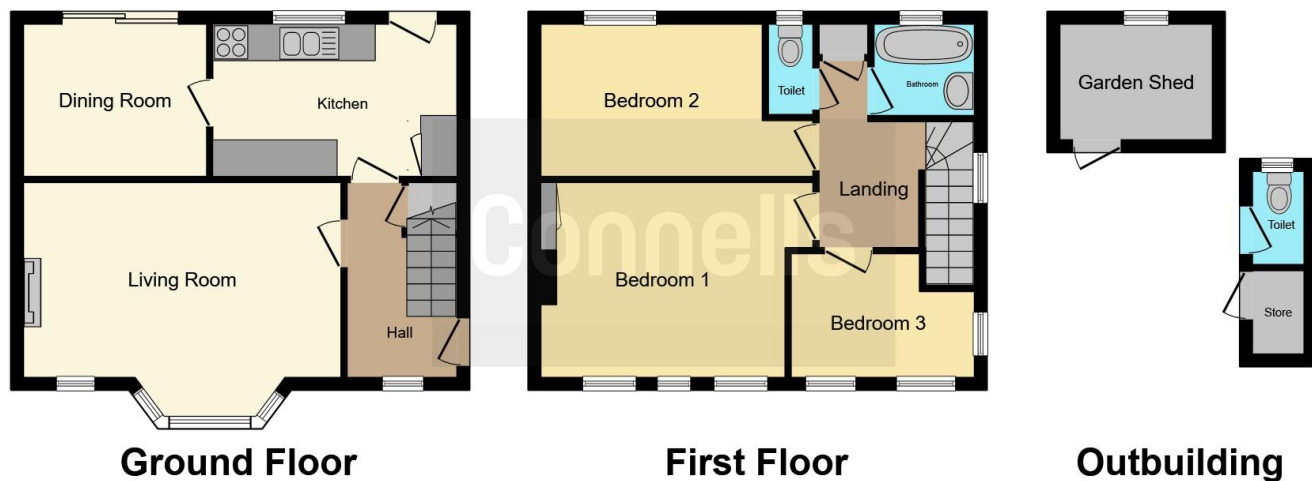












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

**view this property online [connells.co.uk/Property/LEA102742](http://connells.co.uk/Property/LEA102742)**



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