



**Connells**

Ivinghoe Close  
Watford



Ivinghoe Close  
Watford WD25 9SX

for sale offers in excess of  
**£425,000**



### Property Description

A super three bedroom family home featuring two reception rooms, modern fitted kitchen, large lean-to perfect for storage, two double bedrooms, a single bedroom, bathroom and separate WC, large rear garden and lawn area to front. This large semi detached house is in a quiet cul-de-sac and is well placed for Coates Way and Parmiters schools. Garston train station is the nearest and local bus routes are convenient. The M1 is also close by, perfect for commuting.



## Entrance Porch

Front door.

## Entrance Hall

Front door.

## Lounge

10' 10" max x 20' 11" ( 3.30m max x 6.38m )

Radiator, window.

## Dining Room

10' 9" x 8' 7" ( 3.28m x 2.62m )

## Kitchen

17' 2" x 9' ( 5.23m x 2.74m )

Range of wall and base units, window, cooker point with cooker hood, sink with drainer.

## Lean To

Storage.

## First Floor Landing

### Bedroom 1

11' 6" x 10' 1" ( 3.51m x 3.07m )

Window, radiator.

### Bedroom 2

10' 8" max x 9' 1" max ( 3.25m max x 2.77m max )

Radiator, window.

### Bedroom 3

11' 2" x 6' 8" ( 3.40m x 2.03m )

Window, radiator.

## Bathroom

Bath with shower attachment over, window, sink with vanity unit.

## Separate Wc

WC.

## Loft

Pull down ladder.

## Outside

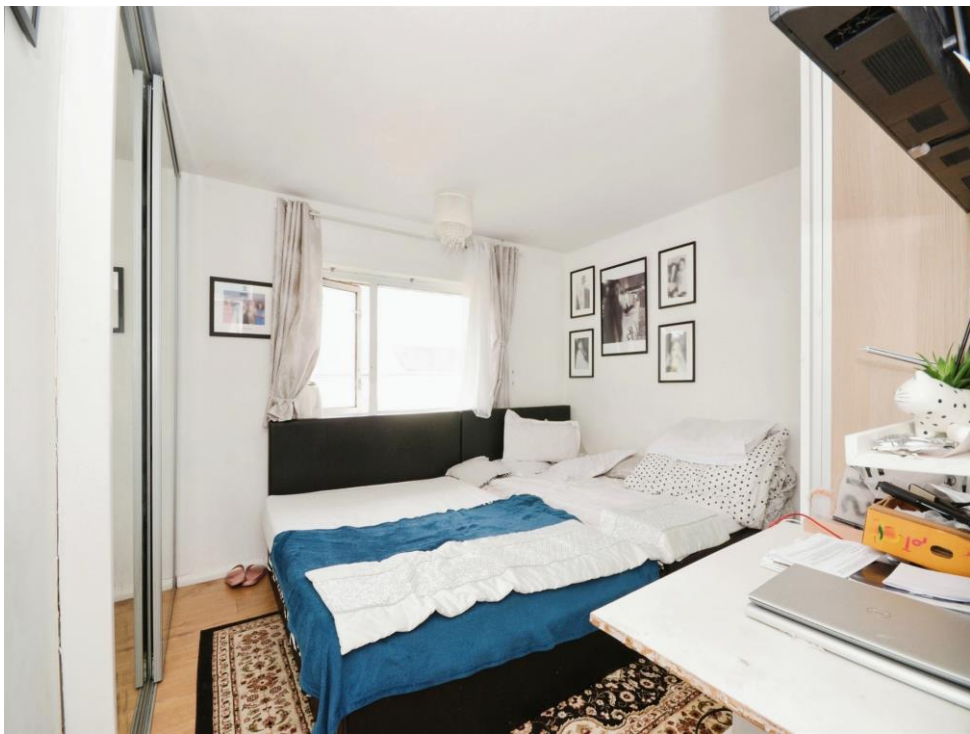
## Rear Garden

Lawn area, patio area.

## Front Garden

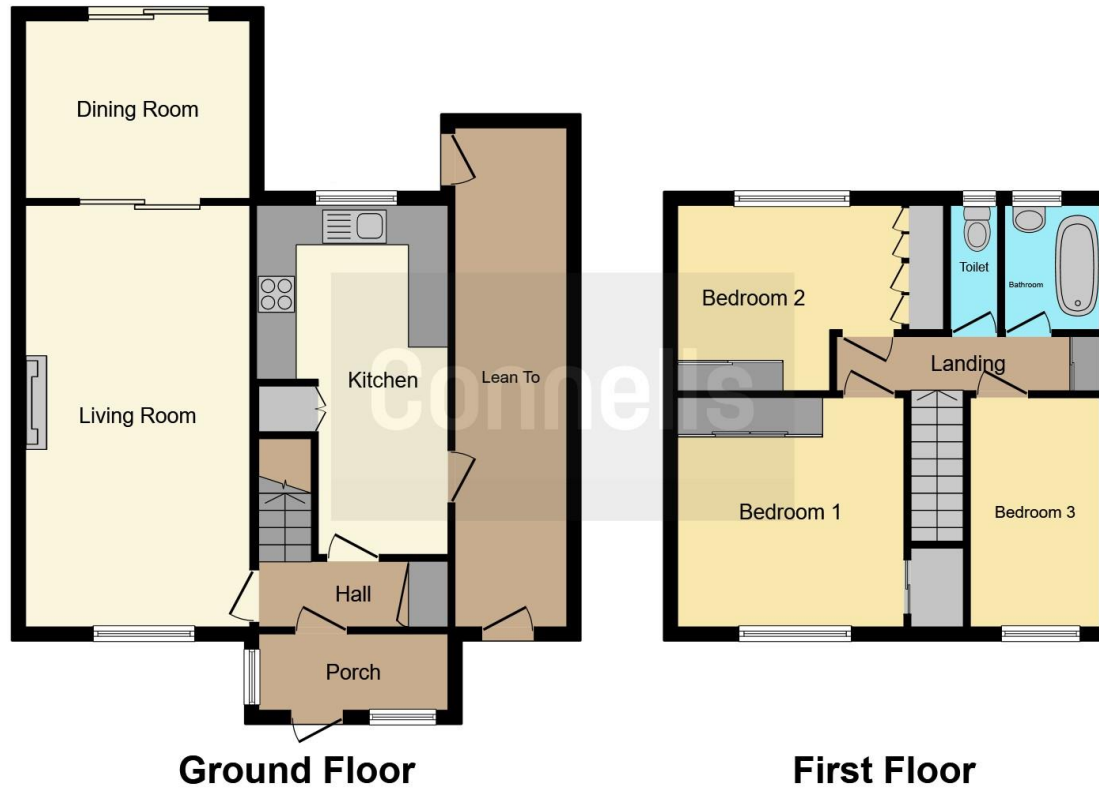












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: D**

Tenure: Freehold

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