



Connells

Fraser Crescent
Leavesden Watford



Property Description

A rarely available one bedroom semi detached house. This modern property is bright and airy and is ready to move into. Driveway, a downstairs WC, lounge/ kitchen area with doors to garden. The rear garden boasts a lawn area and patio area, perfect for enjoying in the warmer months. On the first floor there is a spacious bedroom and a modern bathroom. Located well for the sought after Parmiters school and Alban Wood. Your viewing is highly advised on this superb home.

Entrance Hall

Front door.

Cloakroom

WC, radiator, tiled walls, window, extractor fan.

Kitchen/ Living Area

20' 6" max x 13' 1" max (6.25m max x 3.99m max)

Living area with two radiators, door to side leading to rear garden, kitchen area comprising range of wall and base units, tiled walls, stainless steel sink with drainer, cooker point.



First Floor Landing

Bedroom

Windows, carpet, two radiators, built in wardrobe.

Bathroom

Heated towel rail, WC, bath with shower attachment over, extractor fan, wash hand basin, window.

Outside

Rear Garden

Patio area, lawn area.

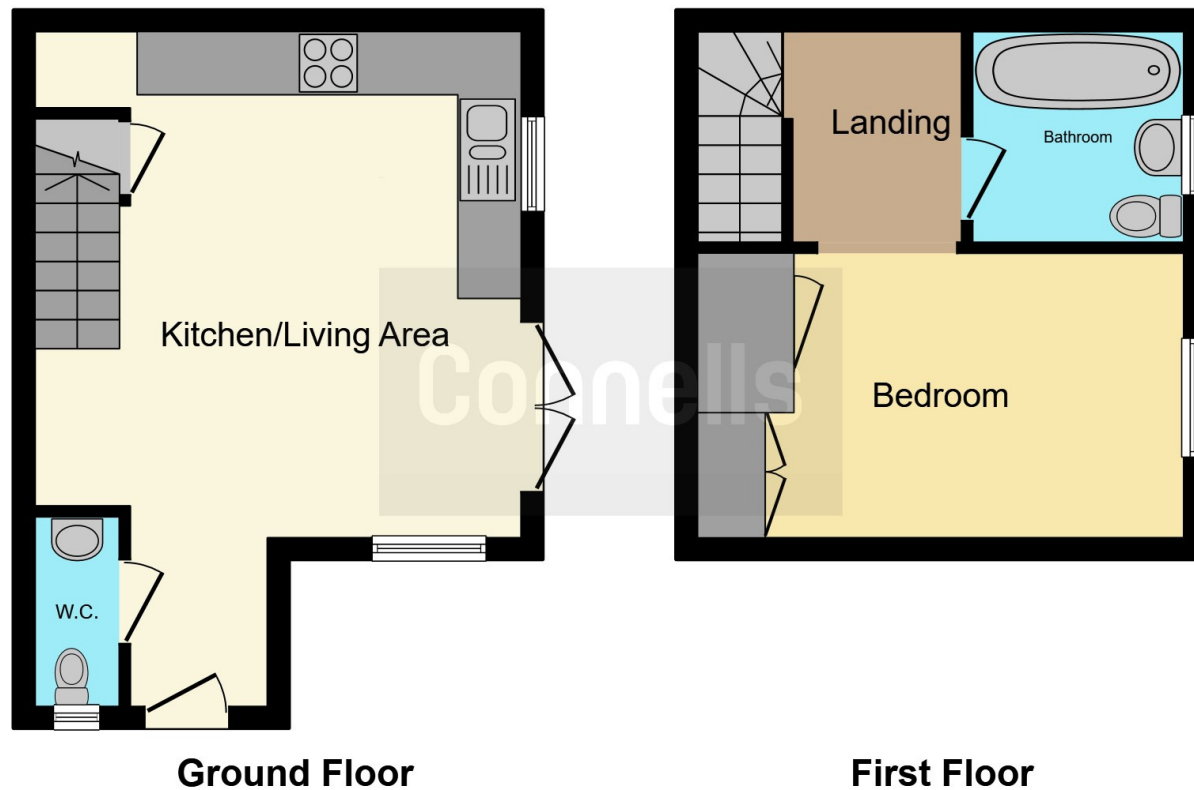
Front Garden

Driveway.









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: B

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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