



Connells

Old Forge Close  
WATFORD





## Property Description

A superb family home with extra handy storage/ lean to leading to a utility room and WC. This semi detached residence is well presented and homely throughout. With bright and airy rooms and a modern feel. The entrance hall leads to a good sized lounge, to the back of the house is the kitchen/ diner with doors leading to rear garden. A kitchen door leads to the lean to which leads to a utility space and WC, again with access to the garden. The extensive lawn area is perfect for children to explore and the patio perfect for enjoying in the warmer months. To the first floor are three bedrooms and the family bathroom. This house is located well for Alban Wood primary school and Parmiters senior school.

### Entrance Hall

Front door.

### Lounge

15' 1" max, into bay x 12' 2" max ( 4.60m max, into bay x 3.71m max )

Laminate flooring, radiator, bay window.

### Kitchen

19' x 10' 1" ( 5.79m x 3.07m )

Fitted kitchen comprising wall and base units, radiator, window, cooker point for double oven, plumbing for washing machine, space for fridge/ freezer, dishwasher, laminate flooring, stainless steel sink, door to rear.

### Lean To

With cloakroom.

### Utility Room

11' 6" plus recess x 5' 1" ( 3.51m plus recess x 1.55m )

Radiator, window to side, laminate flooring.

## First Floor Landing

### Bedroom 1

9' 7" max x 12' 9" ( 2.92m max x 3.89m )

### Bedroom 2

10' 2" x 8' 1" plus wardrobes ( 3.10m x 2.46m plus wardrobes )

Window, radiator, laminate flooring.

### Bedroom 3

7' 1" x 8' 1" ( 2.16m x 2.46m )

Window, laminate flooring, radiator.

## Bathroom

Two windows, radiator, bath, wash hand basin with vanity unit, tiled walls, extractor fan, WC.

## Loft

Insulated

## Outside

### Front Garden

Lawn area.

### Rear Garden

Lawn area, patio area.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: D**

Tenure: Freehold

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