



**Connells**

Clarke Way  
Watford





## Property Description

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 kitchen area open plan to lounge area, a conservatory, five bedrooms over the first and second floor, ensuite to bedroom 1, and a family bathroom suite. Benefits include a large rear garden with outbuilding and WC.

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.

### Entrance Hall

Front door.

### Lounge Area

13' 6" max x 18' 5" (4.11m max x 5.61m )

Open plan to kitchen area, window, sliding door to conservatory, under floor heating.

### Kitchen Area

10' 10" x 10' 2" (3.30m x 3.10m)

Open plan to lounge area, range of wall and base units, stainless steel sink with drainer, integrated cooker with cooker hood, integrated dishwasher, plumbing for washing machine, under floor heating, sliding door to rear garden.

### Conservatory

### First Floor Landing

#### Bedroom 2

10' 1" x 10' 3" plus wardrobe (3.07m x 3.12m plus wardrobe )

Radiator, window, fitted wardrobe.

#### Bedroom 3

10' 4" x 9' 3" (3.15m x 2.82m)

Radiator, window.

#### Bedroom 4

10' 4" x 9' 3" (3.15m x 2.82m )

Radiator, window.

### Bathroom

Window, radiator, tiled walls, WC, extractor fan, vanity unit, bath with shower attachment.

### Second Floor

#### Bedroom 5

16' 4" plus recess x 8' ( 4.98m plus recess x 2.44m )

Window, wardrobes, skylight, radiator.

### Ensuite

WC, vanity unit, radiator, extractor fan, tiled

walls.

## Bedroom 6/ lounge/ kitchen

Fitted wardrobes, kitchenette area with sink and drainer and cooker point, window, two skylights.

## Outside

## Front Garden

Off road parking.

## Rear Garden

Lawn, side access, patio, outbuilding.

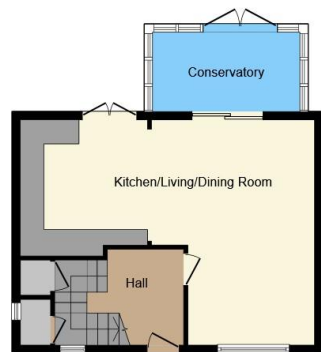












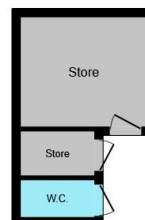
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**



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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEA102496](http://connells.co.uk/Property/LEA102496)**



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