



Connells

Falcon Way
Watford



Property Description

A super family home! Located in popular Falcon Way this three bedroom house has everything you could want for a growing family. Featuring the added benefit of a garage, this house has an open plan lounge/diner, fitted kitchen, two double bedrooms, a single bedroom and a bathroom & separate WC. The rear garden is well maintained with a patio area. Well placed for the M1 and Garston train station, sought after schools St Michaels and Parmiters are also in the locality. A must-see!

Entrance Porch

Front door.

Lounge/ diner

23' 6" max x 16' 2" max (7.16m max x 4.93m max)

Two radiators, windows to front & rear, patio doors to rear.

Kitchen

6' 11" max x 8' 4" max (2.11m max x 2.54m max)

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

First Floor Landing

Bedroom 1

9' 6" x 12' 11" (2.90m x 3.94m)

Radiator, window.

Bedroom 2

10' 4" max x 9' 1" max (3.15m max x 2.77m max)

Window, radiator.

Bedroom 3

8' 9" x 6' 5" (2.67m x 1.96m)

Radiator, window.

Bathroom

Bath, shower attachment, window.

Separate Wc

Window, WC.

Outside

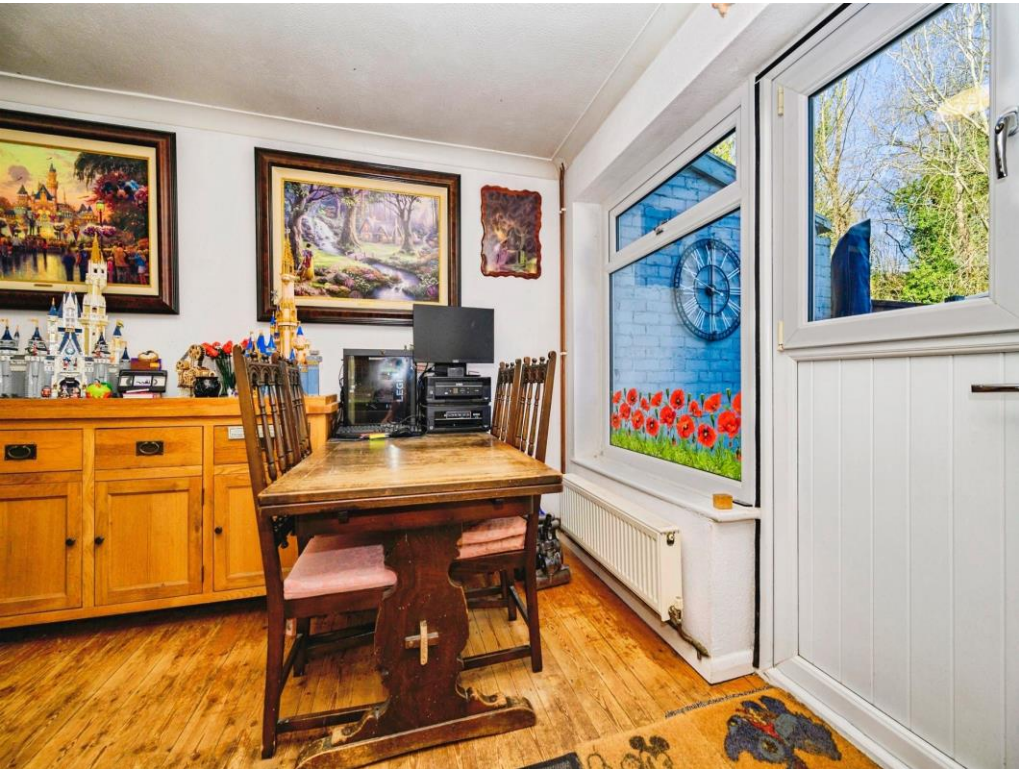
Front Garden

Driveway for two cars.

Rear Garden

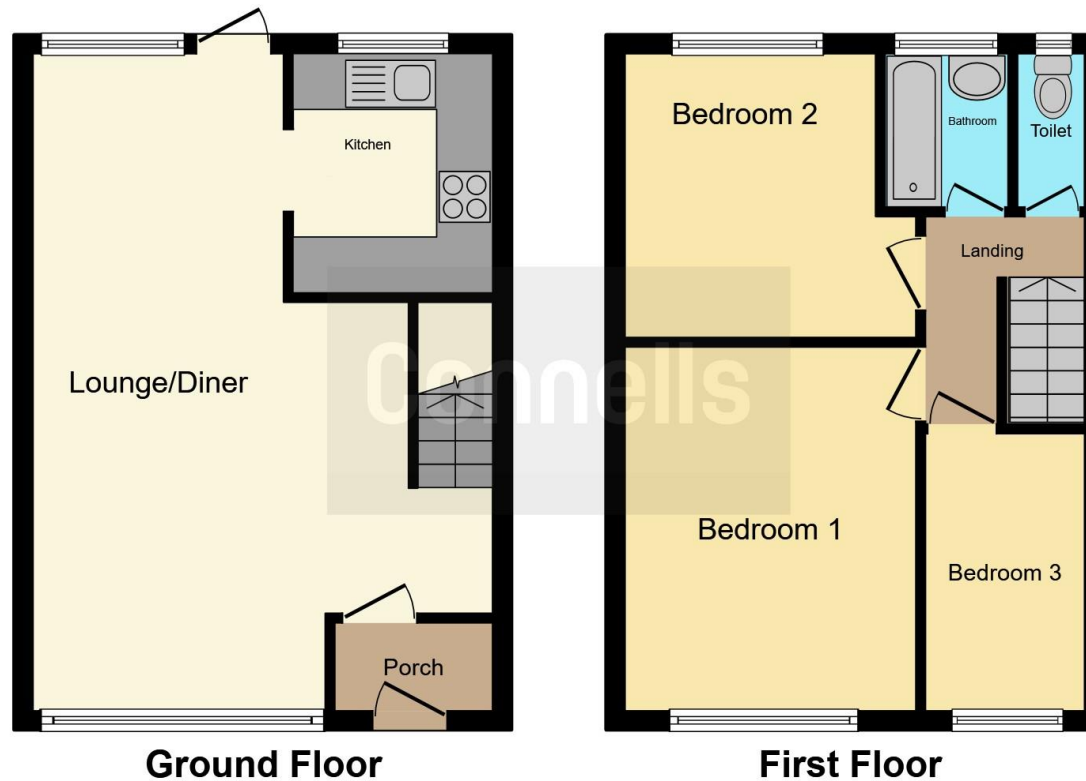
Astro turf, shed, patio.

Garage









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

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/LEA103260



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