



**Connells**

St Michaels Drive  
Watford





### Property Description

This beautifully presented two-bedroom terraced house is tucked away in a quiet cul-de-sac, offering excellent value for money and a warm, welcoming feel throughout. Ideal for first-time buyers, young families, or those looking to downsize, the property combines comfort, convenience, and a great location.

The ground floor features a spacious living room leading into a bright dining area with doors that open directly onto the well-maintained rear garden-perfect for relaxing or entertaining. Upstairs, there are two generously sized bedrooms and a modern family bathroom.

Outside, the home benefits from off-road parking and is surrounded by nearby green spaces and parks. Families will appreciate the proximity to highly regarded schools including Parmiter's and St Michael's. Excellent road links via the A405 provide quick access to the M1 and M25, and everyday essentials are covered with a local convenience store and an Asda on the go located within the nearby Esso garage.

This charming home offers comfortable, modern living in a sought-after area-early viewing is highly recommended.

## Lounge

15' 7" max x 9' 5" max ( 4.75m max x 2.87m max )

Two radiators, window.

## Dining Room

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

Radiator, patio door to rear garden.

## Kitchen

8' 3" x 5' 5" ( 2.51m x 1.65m )

Fitted kitchen with range of wall and base units, stainless steel sink with drainer, window.

## First Floor Landing

### Bedroom 1

10' 2" x 9' 9" plus wardrobes ( 3.10m x 2.97m plus wardrobes )

Built in wardrobe, radiator, window.

### Bedroom 2

8' 6" max x 10' 1" plus wardrobes ( 2.59m max x 3.07m plus wardrobes )

Radiator, window, fitted wardrobe.

## Bathroom

Bath, WC, wash hand basin, extractor fan, tiled walls.

## Outside

### Rear Garden

Patio, lawn.



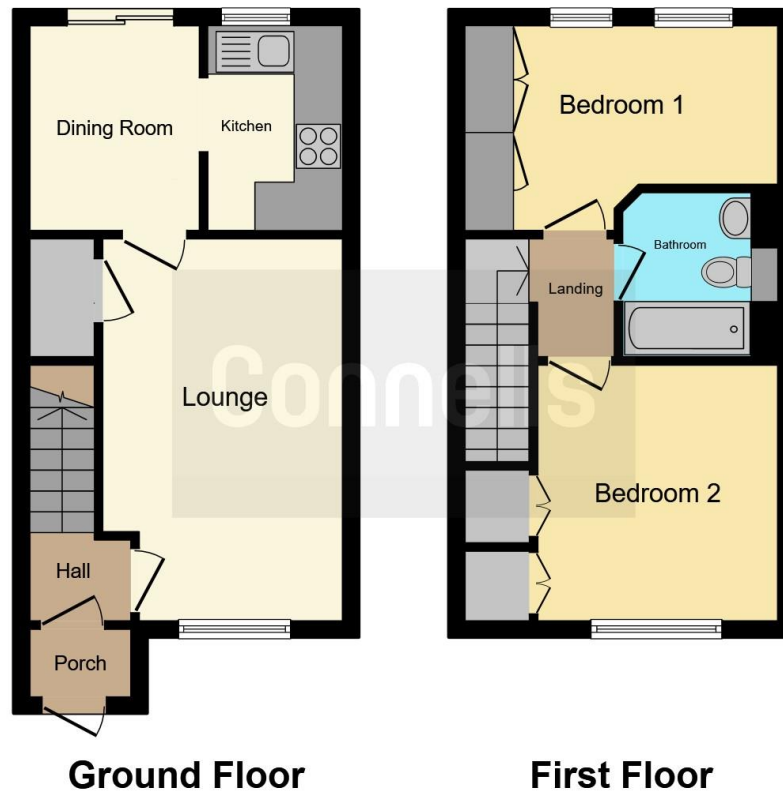












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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**T 01923 674504**  
**E [leavesden@connells.co.uk](mailto:leavesden@connells.co.uk)**

1 Cunningham Way Leavesden  
 Abbots Langley WD25 7NG

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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