



Connells

Ivinghoe Close
Watford

Ivinghoe Close
Watford WD25 9SX

for sale offers in excess of
£450,000



Property Description

A modern and spacious four bedroom family home located in this popular and residential cul-de-sac. With the benefit of an entrance porch and hall, spacious modern kitchen, a large lounge/ diner, downstairs WC, four bedrooms, bathroom plus WC, this is a home not to be missed and is perfect for the growing family. A pleasant lawn area is laid to the rear garden and to the front of the house you have off road parking. Well placed for The Grove and Stanborough Primary schools and Stanborough secondary school, also Watford North and Garston train station.

Entrance Hall

Front door.

Cloakroom

WC, radiator, wash hand basin, extractor fan.

Lounge

20' 10" x 10' 10" max (6.35m x 3.30m max)

Two radiators, window, patio door to rear garden,

Kitchen

18' max x 9' 6" max (5.49m max x 2.90m max)

Fitted kitchen comprising wall and base units, cooker point and hood, radiator, window, patio door to rear garden.



First Floor Landing

Bedroom 1

11' plus recess x 10' 4" (3.35m plus recess x 3.15m)

Window, radiator.

Bedroom 2

10' 3" x 10' 5" into wardrobes (3.12m x 3.17m into wardrobes)

Radiator, window.

Bedroom 3

10' 2" x 6' 3" plus recess (3.10m x 1.91m plus recess)

Radiator, window.

Bedroom 4

10' 1" x 6' 11" (3.07m x 2.11m)

Window, radiator.

Bathroom

Bath with shower attachment over, window, extractor fan, wash hand basin with vanity unit.

Separate Wc

WC, radiator, wash hand basin, window.

Outside

Front Garden

Paved for off road parking.

Rear Garden

Lawn, patio area.









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: C Council Tax
 Band: C

Tenure: Freehold

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