

Connells

Codicote Drive WATFORD

# Codicote Drive WATFORD WD25 9QT





# **Property Description**

This vast property is perfect for the growing family, with a large lounge/ diner, modern fitted kitchen, study, utility area downstairs shower room and bedroom 4/ living space. Additionally there is an outhouse (former garage) that is now a study/ activity room. All this downstairs space would be perfect for entertaining with doors from the diner to a patio area of the well maintained rear garden. Upstairs off the landing are three well sized bedrooms and a family bathroom. There is a garage with two storage spaces to its rear and the paved driveway offers parking while the rear garden has a patio area laid to lawn.

Located within easy reach of major road links M1, M25 and A41, amenities and a range of the local highly regarded secondary and primary schools your early viewing is highly recommended.

#### **Entrance Hall**

Front door.

#### Lounge/ Dining Room

23' plus bay x 12' 2" max ( 7.01m plus bay x 3.71m max )

Open plan, two radiators, bay window to front, patio doors to rear garden.

#### Kitchen

11' max x 9' 8" max ( 3.35m max x 2.95m max )

Fitted kitchen comprising wall and base units, stainless steel sink with drainer, cooker point with cooker hood.

#### **Utility Area**

#### Study

5' 6" x 10' 2" ( 1.68m x 3.10m ) Door to front, radiator.

# Bedroom 4/ Study/ Living Space

13' 5" x 8' 9" ( 4.09m x 2.67m )

Radiator, window, door to rear garden.

#### **Shower Room**

Shower cubicle, extractor fan, WC, wash hand basin.

# **First Floor Landing**

## Bedroom 1

12' 8" max x 9' 8" max ( 3.86m max x 2.95m max )

Radiator, fitted wardrobes, window.

#### Bedroom 2

10' 2" max x 10' 11" into wardrobes ( 3.10m max x 3.33m into wardrobes )

Radiator, window, fitted wardrobe.

#### Bedroom 3

8' 11" max x 7' 10" max ( 2.72m max x 2.39m max )

L shaped, radiator, window, built in wardrobe.

#### Bathroom

Wash hand basin, window, WC, bath.

## Outside

## **Front Garden**

Paved.

## Rear Garden

Lawn area.

# **Former Garage**

Outhouse.









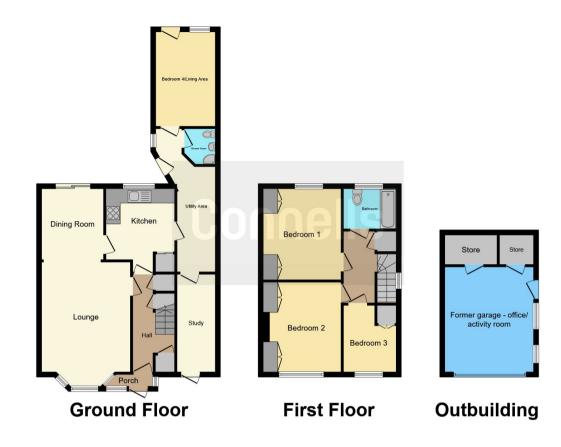








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EPC Rating: Council Tax
Awaited Band: D

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Tenure: Freehold



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