



**Connells**

Briar Road  
Kingswood WATFORD

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Kingswood WATFORD WD25 0HJ

for sale offers in excess of  
**£470,000**



### Property Description

A superb two-bedroom home on sought-after Briar Road, beautifully presented throughout with potential to extend stpp. The property features an open-plan lounge/ diner with doors opening onto a generous rear garden and a modern fitted kitchen area. Additional highlights include a ground-floor cloakroom, two well-proportioned bedrooms, a family bathroom, boarded loft space, a large, powered garage loft space and off-road parking to the front. Ideally located for Kingsway Junior, Stanborough Primary, and Secondary Schools. Early viewing highly recommended.

5' 6" x 5' 4" (1.68m x 1.63m)

Heated towel rail.

### Outside

### Garage

### Entrance Hall

Front door.

### Lounge

20' 7" x 8' 9" ( 6.27m x 2.67m )

### Cloak Room

WC, wash hand basin.

### Kitchen

7' 6" x 9' 7" ( 2.29m x 2.92m )

### First Floor

### Bedroom 1

15' 8" x 9' 11" ( 4.78m x 3.02m )

### Bedroom 2

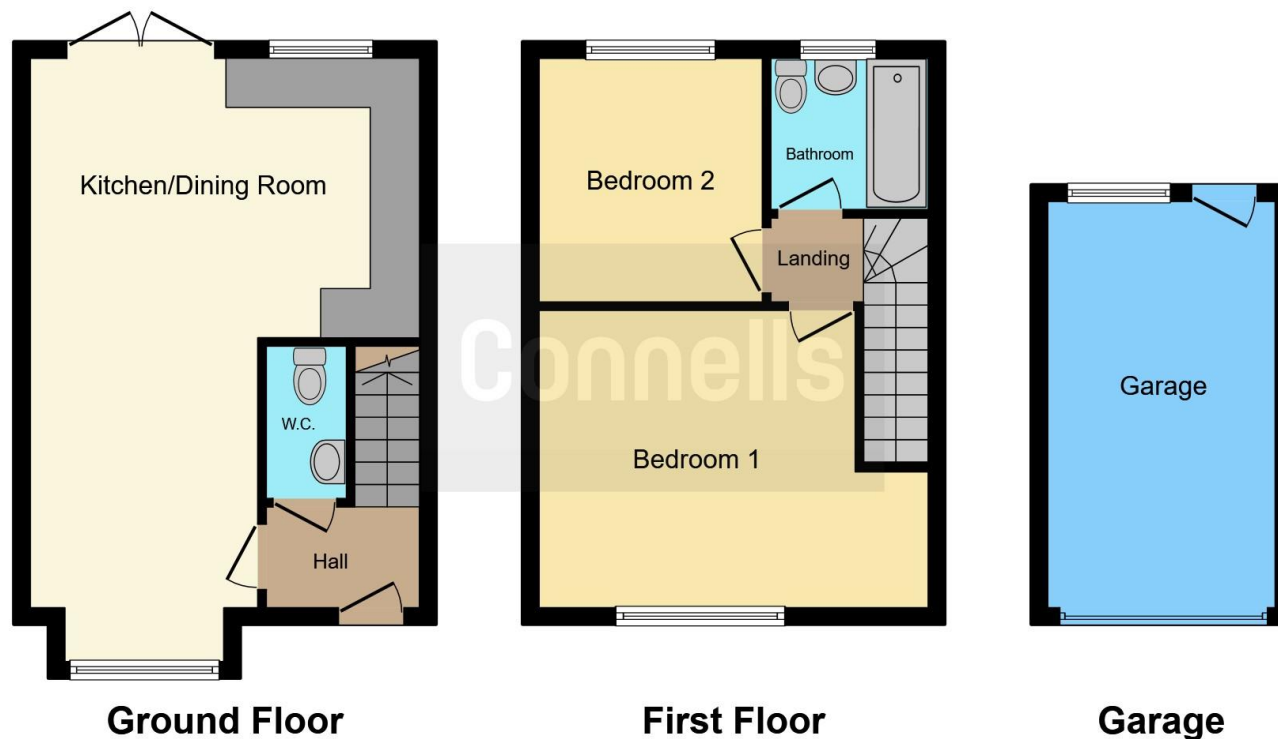
9' 2" x 8' 11" ( 2.79m x 2.72m )

### Bathroom









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)

To view this property please contact Connells on

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EPC Rating: B    Council Tax  
 Band: D

Tenure: Freehold

**view this property online** [connells.co.uk/Property/LEA103484](http://connells.co.uk/Property/LEA103484)



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Property Ref: LEA103484 - 0014