



**Connells**

Coates Dell  
Watford



### Property Description

The perfect family home located in this popular residential location in Garston. With everything you could need on the ground floor including a downstairs WC, lounge and diner, a newly fitted kitchen and rear garden with patio area and shed. On the first floor are three double bedrooms and the newly fitted family bathroom. All bright and airy rooms. Served by the local Londis for convenience and with a number of reputable primary schools close by such as Coates Way and Alban Wood, and the prestigious Partmiters senior school. Well-placed for access to both the M1 and M25. This home is set overlooking a communal green space, ideal for family life.



## Entrance Hall

Front door.

## Cloakroom

window, wash hand basin, radiator, laminate flooring, WC.

## Lounge/ Diner

Irregular shape, window, three radiators, laminate flooring.

## Kitchen

8' plus recess x 8' 7" ( 2.44m plus recess x 2.62m )

Newly fitted, stainless steel sink with drainer, window, tiled walls, laminate flooring, cooker point, radiator, wall and base units.

## First Floor Landing

### Bedroom 1

10' 4" max, into wardrobe x 15' 6" max ( 3.15m max, into wardrobe x 4.72m max )

Built in wardrobes, double glazed window, laminate flooring, radiator.

### Bedroom 2

8' 8" x 12' 5" ( 2.64m x 3.78m )

Carpet, double glazed window, radiator.

### Bedroom 3

Irregular shape, double glazed window, carpet, radiator.

## Bathroom

Newly fitted suite with bath and shower attachment over, WC, wash hand basin, extractor fan, tiled walls and floor, radiator.

## Outside

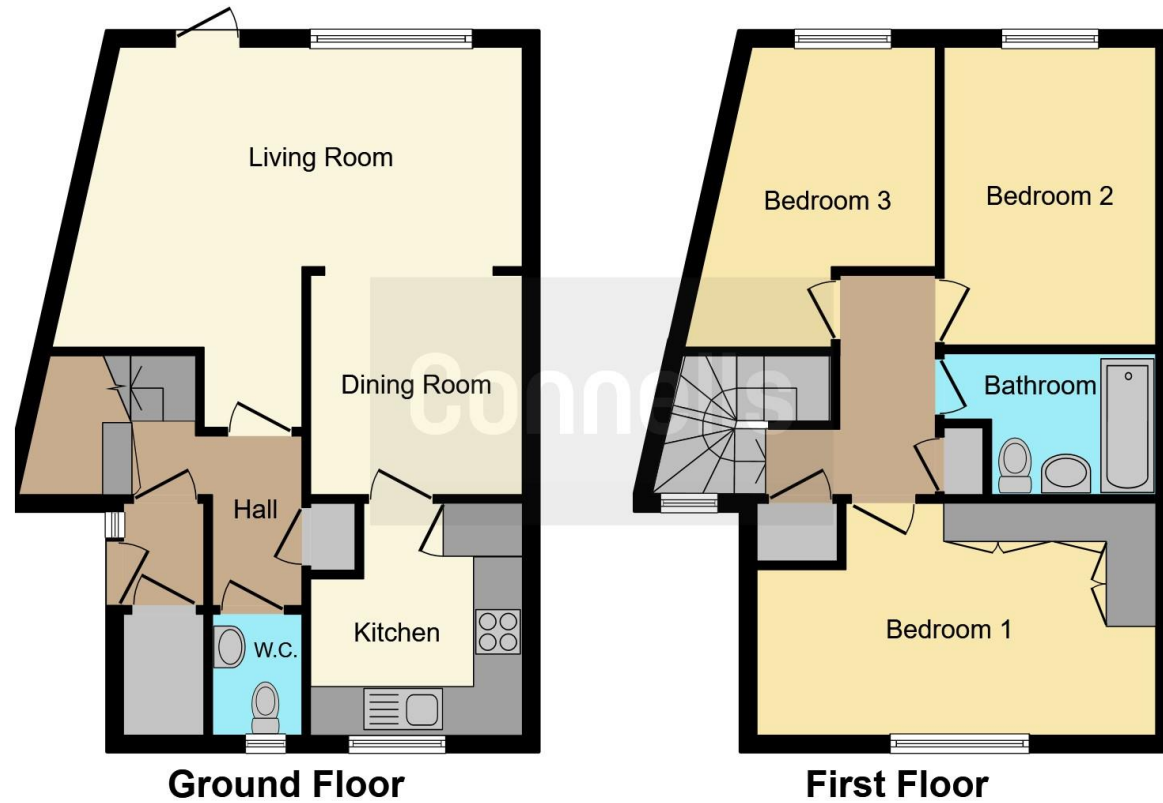
## Rear Garden

Rear access.









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To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

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