



Connells

Kensington Avenue  
Watford



Kensington Avenue  
Watford WD18 7RZ

for sale offers over  
**£485,000**



## Property Description

Connells are delighted to present this end-terrace house to the market that is situated on a popular residential road in West Watford. The property comprises of two reception rooms, a fitted kitchen with separate utility area, three well-proportioned bedrooms as well as a family bathroom. Benefits include a downstairs cloakroom, a well-presented rear garden as well as holding the potential for extension (STPP).

The ideal family home, the property is conveniently located with access to several transport links including Watford Metropolitan Station, the M1, A41 and M25 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within proximity including the Watford Grammar Schools. Watford Town Centre and Shopping Centre is just a short distance away providing many eateries, entertainment and recreational facilities.

For more information or to arrange a viewing, please contact Connells today.

11' 4" x 12' 10" Into Alcove ( 3.45m x 3.91m Into Alcove )

Window to rear aspect, double glazed, radiator.

## Kitchen

14' 4" x 8' 9" ( 4.37m x 2.67m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, double glazed, sink with drainer, eclectic oven and hob with extractor hood, integrated dishwasher, integrated fridge/freezer, door to utility room.

## Utility Room

7' 4" x 6' 1" ( 2.24m x 1.85m )

Window to side aspect, double glazed, base units with work surfaces to complement, plumbing for washing machine, patio doors to rear garden door to cloakroom.

## Cloakroom

Window to rear aspect, double glazed, low level WC, wash hand basin.

## Entrance Hall

Door to front aspect, radiator.

## Lounge

11' 6" x 9' 5" ( 3.51m x 2.87m )

Window to front aspect, double glazed, radiator, television point, telephone point.

## Dining Room

## First Floor Landing

## Bedroom One

12' 10" x 11' 6" ( 3.91m x 3.51m )

Window to front aspect, double glazed, radiator.

## Bedroom Two

11' 4" x 7' 7" ( 3.45m x 2.31m )

Window to rear aspect, double glazed, radiator.

### Bedroom Three

8' 9" x 8' ( 2.67m x 2.44m )

Window to rear aspect, double glazed, radiator.

### Bathroom

Window to side aspect, double glazed, bath with mixer taps and overhead shower, low level WC, wash hand basin, radiator.

### Outside

#### Front Garden

Paved patio area.

#### Rear Garden

Patio area, laid lawn, side access.

### Parking

On road permit parking.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WTF312625](https://www.connells.co.uk/Property/WTF312625)



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