



Connells

Lytham Avenue
Watford



Property Description

Connells are pleased to bring this well-presented British steel framed semi-detached house to the market that is situated on a popular residential road in South Oxhey. The property comprises of a sizeable reception room, a fitted kitchen with dining area, three well-proportioned bedrooms and family bathroom suite. Benefits include a well-maintained mature rear garden with two outhouses and off-street parking for one car.

An ideal family home, the property is conveniently located with access to several transport links including Carpenders Park Station as well as the A41 and M1 motorways. There are a variety of local shops and amenities within walking distance with further shops, eateries, entertainment and recreational facilities in Watford High Street and Shopping Centre. There are a variety of nurseries, primary schools and secondary schools within catchments.

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

Entrance Porch

Door to front aspect, windows to front and side aspect, door to entrance hall.

Entrance Hall

Door to front aspect, stairs rising to first floor landing.

Lounge

13' 11" x 12' 2" (4.24m x 3.71m)
Window to front aspect, double glazed, feature fire place, radiator, television point, telephone point, French Doors to dining area.

Kitchen / Dining Room

21' 2" x 8' 7" (6.45m x 2.62m)
Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, double

glazed, sink with drainer, electric double oven, double gas hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, patio doors to rear garden, space for dining area.

First Floor Landing

Stairs from entrance hall, window to side aspect, double glazed.

Bedroom One

10' 7" x 12' 1" MAX (3.23m x 3.68m MAX)
Window to front aspect, double glazed, fitted wardrobes, radiator.

Bedroom Two

13' 7" x 8' 10" (4.14m x 2.69m)
Window to rear aspect, double glazed, fitted wardrobes, built in cupboard, radiator.

Bedroom Three

10' 3" x 9' 2" (3.12m x 2.79m)
Window to front aspect, double glazed, radiator.

Bathroom

Window to rear aspect, double glazed, bath with mixer taps and overhead shower, WC, wash hand basin, hand towel rail.

Outside

Front Garden

Paved driveway for one car, laid lawn area.

Rear Garden

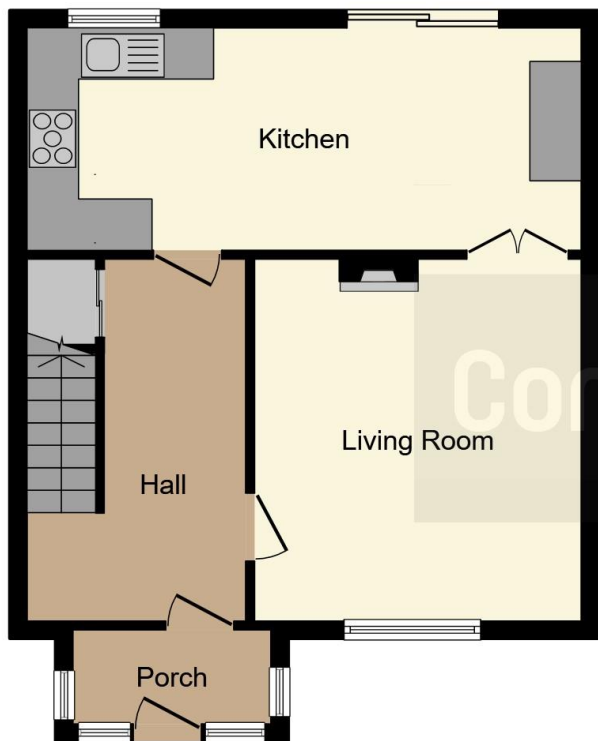
Mature rear garden, paved patio area, laid lawn, trees and shrubberies, two

outhouses one housing plumbing.

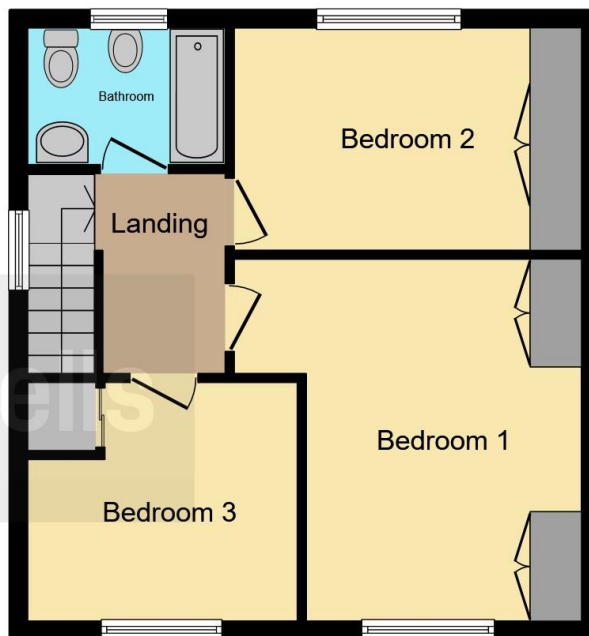
Agents Note:

BISF Construction

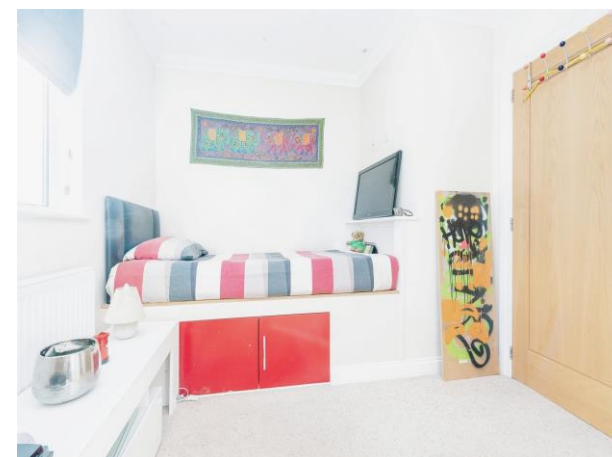




Ground Floor



First Floor



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

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EPC Rating: D

view this property online connells.co.uk/Property/WTF312673

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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