



Connells

Ridge Lane
Watford



Property Description

Connells are delighted to bring this beautifully-presented detached house to the market that is situated on a popular residential road in North Watford.

The property comprises of two reception rooms, a modern fitted kitchen with separate utility room, four well-proportioned bedrooms and family style bathroom. Benefits include a downstairs WC, an en-suite to the master bedroom, an additional en-suite to the ground floor bedroom, off-street parking, an attached garage and well-maintained mature rear garden.

The ideal family home, the property is conveniently located with access to several transport links including being a short distance to North Watford and Watford Junction Station as well as the M1, M25 & A41 motorways. The property is within catchments to a variety of well-regarded nurseries, primary schools and secondary schools.

There are a range of local shops and amenities within proximity as well as being a short distance from Watford High Street and Shopping Centre that provides numerous shops, eateries, entertainment and recreational facilities.

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

Entrance Porch

Door to front aspect, window to front aspect, door to entrance hall.

Entrance Hall

Radiator, stairs to first floor landing, storage cupboard.

Cloakroom

WC, wash hand basin, radiator.

Dining Room

13' 5" x 13' 5" (4.09m x 4.09m)
Bay window to front aspect, radiator.

Living Room

18' x 10' (5.49m x 3.05m)
Feature fire place, patio doors to rear garden, television point, telephone point, radiator.

Kitchen

16' 7" x 10' 6" (5.05m x 3.20m)
Fitted kitchen comprised of wall and base units with work surfaces to complement, window to rear aspect, double glazed, sink with drainer, gas hob with extractor hood, eye level electric oven, integrated microwave, integrated dishwasher, space for fridge/freezer.

Utility Room

7' 4" x 5' (2.24m x 1.52m)

Comprised of wall units with work surfaces to complement, plumbing for washing machine, space for tumble dryer.

Bedroom Four

11' x 10' (3.35m x 3.05m)

Window to front aspect, double glazed, radiator, door to en-suite.

En-Suite

Window to front aspect, double glazed, WC, wash hand basin, hand towel rail, shower cubicle.

First Floor Landing

Stairs from entrance hall, window to side aspect, radiator, access to eaves storage.

Bedroom One

22' x 12' 2" (6.71m x 3.71m)

Window to rear aspect, double glazed, fitted wardrobe, radiator.

En-Suite

Skylight, WC, wash hand basin, shower cubicle, hand towel rail.

Bedroom Two

15' 5" x 10' 9" (4.70m x 3.28m)

Skylights, radiator, fitted wardrobes.

Bedroom Three

9' 8" x 9' 2" (2.95m x 2.79m)

Window to rear aspect, double glazed,

radiator.

Bathroom

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

Outside

Front Garden

Gravel, block paved drive.

Garage

15' 3" x 9' (4.65m x 2.74m)

Up and over doors.

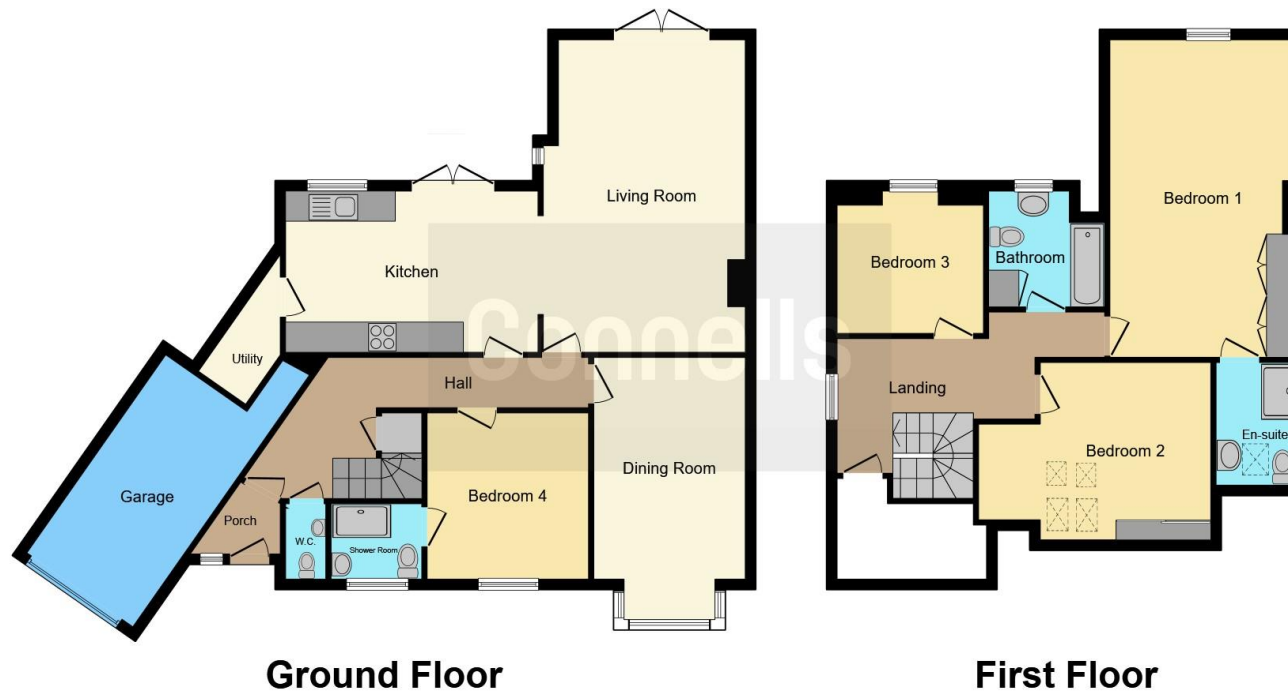
Rear Garden

Well-maintained mature rear garden, paved patio area, laid lawn, shrubberies.









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

6 The Parade
 WATFORD WD17 1AA

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313107



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WTF313107 - 0010