



Connells

Southsea Avenue
Watford



Property Description

Connells are pleased to bring this well-presented mid-terrace house to the market that is situated on a popular residential road in Watford. The property has been comprised of two reception rooms, a modern kitchen, three well-proportioned off-landing bedrooms and an off-landing family bathroom suite. Benefits include a separate utility area, a conservatory, a well-maintained rear garden, permitted parking, as well as holding the potential to extend (STPP).

The ideal family home the property is conveniently located with access to several transport links including Watford Junction Station as well as the A41 and M1 motorways. There are a variety of nurseries, primary schools and secondary schools within proximity. The vibrant Watford town centre is just a short distance away providing numerous shops, eateries, entertainment and recreational facilities.

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

Agents Note

Under the terms of the Estate Agency Act 1979 we are obliged to disclose that the vendor of this property is a family member of an employee of Connells Estate Agents.

Entrance Hall

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

Living Room

13' 2" x 9' 7" (4.01m x 2.92m)
Bay window to front aspect, double glazed, television point, telephone point, radiator.

Dining Room

13' x 12' 5" (3.96m x 3.78m)
Window to rear aspect, double glazed, under stairs storage cupboard, radiator.

Kitchen

13' x 8' 5" (3.96m x 2.57m)
Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, double glazed, sink with drainer, cooker point, cooker-hood, wall mounted boiler, space for fridge/freezer, radiator, double glazed patio door to conservatory.

Utility Area

9' 11" x 4' 8" (3.02m x 1.42m)
Plumbing for washing machine.

Conservatory

10' 6" x 7' (3.20m x 2.13m)
Brick base, window to side and rear aspects, double glazed, double glazed door to garden.

First Floor Landing

Stairs from entrance hall, storage cupboard, loft access.

Bedroom One

13' 1" x 11' 3" (3.99m x 3.43m)
Windows to front aspect, double glazed, radiator.

Bedroom Two

12' 5" x 7' 8" (3.78m x 2.34m)
Window to rear aspect, double glazed, radiator.

Bedroom Three

6' 11" x 6' 5" (2.11m x 1.96m)
Window to rear aspect, double glazed, radiator.

Bathroom

Window to side aspect, bath with mixer taps and shower attachment, low level WC, wash hand basin, radiator, extractor fan.

Outside

Front Garden

Rear Garden

Paved patio area, lawn area, shed, wooden fence boundaries, rear access.





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/WTF313116

Tenure: Freehold



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