



Connells

Beechwood Rise
Watford



Property Description

****NO UPPER CHAIN **** Connells are pleased to bring this well-presented extended semi-detached house to the market that is situated on a popular residential road in North Watford. The property comprises of a sizeable reception rooms, a modern fitted kitchen/ dining room, three well-proportioned bedrooms and family bathroom. Benefits include an additional shower room, off-street parking for two cars, an easily maintainable rear garden as well as holding the scope for further extension (STPP).

The ideal family home, the property is conveniently located with access to several transport links including Watford North Station as well as the M25, A41 & M1 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments. Within walking distance there are a range of local shops and amenities as well as Watford High Street and Shopping Centre being a short drive away providing further shop, eateries, entertainment and recreational facilities.

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

Entrance Hall

Door to front aspect, window to front aspect, stairs to first floor landing, under-stairs storage, radiator.

Shower Room

Shower cubicle, WC, wash hand basin, radiator.

Lounge

11' 8" INTO BAY x 10' 8" (3.56m INTO BAY x 3.25m)

Bay window to front aspect, radiator, television point, telephone point.

Dining Room

11' 8" x 10' 4" (3.56m x 3.15m)

Radiator, opening to kitchen/diner.

Kitchen / Diner

11' 8" MAX x 15' 4" MAX (3.56m MAX x 4.67m MAX)

Fitted kitchen comprised of wall and base units with work surfaces to complement, velux windows, sink with drainer, gas hob with extractor fan, electric eye-level oven, integrated microwave, dishwasher, washing machine and fridge/freezer, space for dining area, bi-folding doors to rear garden.

First Floor Landing

Stairs from entrance hall, loft access

Bedroom One

11' 8" x 10' 4" (3.56m x 3.15m)

Window to front aspect, double glazed, radiator.

Bedroom Two

10' 1" x 10' 1" (3.07m x 3.07m)

Window to rear aspect, double glazed, radiator.

Bedroom Three

7' 2" x 6' 5" (2.18m x 1.96m)

Window to front aspect, double glazed, radiator.

Bathroom

Window to rear aspect, double glazed, bath with mixer tap with shower attachment, low level WC, hand towel rail, LED mirror.

Outside

Front Garden

Crazy paved driveway for two cars, stairs rising to front door, side access.

Rear Garden

Paved patio area, laid lawn.









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: C

view this property online connells.co.uk/Property/WTF313194

Tenure: Freehold



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Property Ref: WTF313194 - 0033