







## Property Description

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 briefly comprises of two reception rooms, a modern fitted kitchen/ dining area, five well-proportioned bedrooms and a family shower suite. Benefits include a separate utility room, a guest cloakroom, two en-suite bathrooms, a well maintained rear garden with a large home office/garden room as well as off-street parking for several cars.

An ideal family home, the property is conveniently located with access to several transport links including Watford Junction mainline station with direct links into London Euston as well as the A41, M25 & M1 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments. The vibrant Watford High Street and Shopping Centre are a short distance away providing numerous shops, amenities, entertainment and recreational facilities.

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

## Entrance Hall

Door to front aspect, stairs to first floor landing, under-stairs cupboard.

## Lounge

23' 1" x 11' 5" ( 7.04m x 3.48m )

Bay window to front aspect, television point,

radiator.

## Reception Room

13' 5" x 10' 11" ( 4.09m x 3.33m )

Window to front aspect, television point, radiator.

## Kitchen / Diner

8' 11" x 17' 7" ( 2.72m x 5.36m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, integrated eye level electric oven, gas hob with extractor hood, integrated washing machine and fridge/freezer, breakfast bar, two skylights, space for dining area, radiator, patio doors to rear garden.

## Utility Room

Irregular Shaped Room 9' 8" x 6' 10" ( 2.95m x 2.08m)

Base units with work surfaces to complement, plumbing for washing machine.

## Cloakroom

Window to side aspect, WC, wash hand basin.

## First Floor Landing

Stairs from entrance hall.

## Bedroom Two

13' 5" x 10' 11" ( 4.09m x 3.33m )

Radiator, fitted wardrobes.

## En-Suite

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

## Bedroom Three

11' 11" x 10' 4" ( 3.63m x 3.15m )

Window to rear aspect, radiator.

## Bedroom Four

12' 3" x 10' 4" ( 3.73m x 3.15m )

Window to front aspect, radiator.

## Bedroom Five

8' 10" x 7' 3" ( 2.69m x 2.21m )

Window to rear aspect, radiator.

## Bathroom

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

## Second Floor Landing

Stairs from first floor landing, window to rear aspect.

## Bedroom One

20' 1" x 15' 8" ( 6.12m x 4.78m )

Window to front aspect, double glazed, two skylights to front aspect, fitted wardrobes.

## En-Suite

Shower cubicle, WC, vanity basin, hand towel

rail, extractor.

## Outside

## Front Garden

Block paved driveway for several cars, side access, stairs rising to front door.

## Rear Garden

Mainly paved, side access, outhouse.

## Outhouse

15' 1" x 9' 4" ( 4.60m x 2.84m )

Door to front aspect, window to front aspect, built in storage, power, lighting.















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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6 The Parade  
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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF310546](https://www.connells.co.uk/Property/WTF310546)**



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