



Connells

Dell Road
Watford



Property Description

Connells are delighted to bring this beautifully presented extended semi-detached house to the market that is situated on a popular residential road in North Watford. The property comprises of a welcoming entrance hallway, a sizeable reception room, a recently re-fitted modern kitchen/diner, six well-proportioned bedrooms and re-fitted family bathroom. Benefits include an additional ground floor shower room, off-street parking for several cars as well as a well maintained south-west rear garden with newly laid patio area.

An ideal family home, the property is conveniently located with access to several transport links including being walking distance to North Watford and Watford Junction Station as well as the M1, M25 & A41 motorways. There are a variety of well-regarded schools within catchments, 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, solid oak flooring, radiator.

Entrance Hall

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

Lounge

14' 3" x 11' 2" (4.34m x 3.40m)
Window to front aspect, double glazed, feature fireplace, solid oak flooring, radiator, television point, telephone point.

Kitchen / Diner

24' 4" x 17' 1" (7.42m x 5.21m)
Modern fitted kitchen comprised of wall and

base units with work surfaces and tiling to complement, window to rear aspect, double glazed, stainless steel single drainer sink unit, integrated electric oven, integrated gas hob with overhead extractor hood, integrated fridge/freezer, two radiators, space for dining area, sliding door to rear garden.

Utility Room

6' 2" x 5' 8" (1.88m x 1.73m)
Plumbing for washing machine.

Shower Room

Three piece suite comprising of low flush WC, wash hand basin, enclosed shower cubicle.

First Floor Landing

Stairs from entrance hall, airing cupboard, storage cupboard, stairs to second floor landing.

Bedroom One

17' 2" x 10' 6" (5.23m x 3.20m)
Two windows to rear aspect, double glazed, radiator, fitted wardrobes.

Bedroom Two

12' 3" x 10' 2" (3.73m x 3.10m)
Window to front aspect, double glazed, radiator.

Bedroom Three

10' x 9' (3.05m x 2.74m)
Window to front aspect, double glazed, radiator.

Bedroom Four

9' 1" x 8' 1" (2.77m x 2.46m)
Window to rear aspect, double glazed, radiator.

Bathroom

Frosted window to side aspect, double glazed, three piece suite comprising of WC, wash hand basin, enclosed bath with shower over.

Second Floor Landing

Stairs from first floor landing.

Bedroom Five

13' 4" x 10' 5" (4.06m x 3.17m)

Velux window to front aspect, double glazed window to rear aspect, radiator.

Bedroom Six

13' 4" x 9' 4" (4.06m x 2.84m)

Velux window to front aspect, double glazed window to rear aspect, radiator, storage in eaves.

Outside

Front Garden

Paved off street parking for up to three cars, side access, stairs rising to entrance porch.

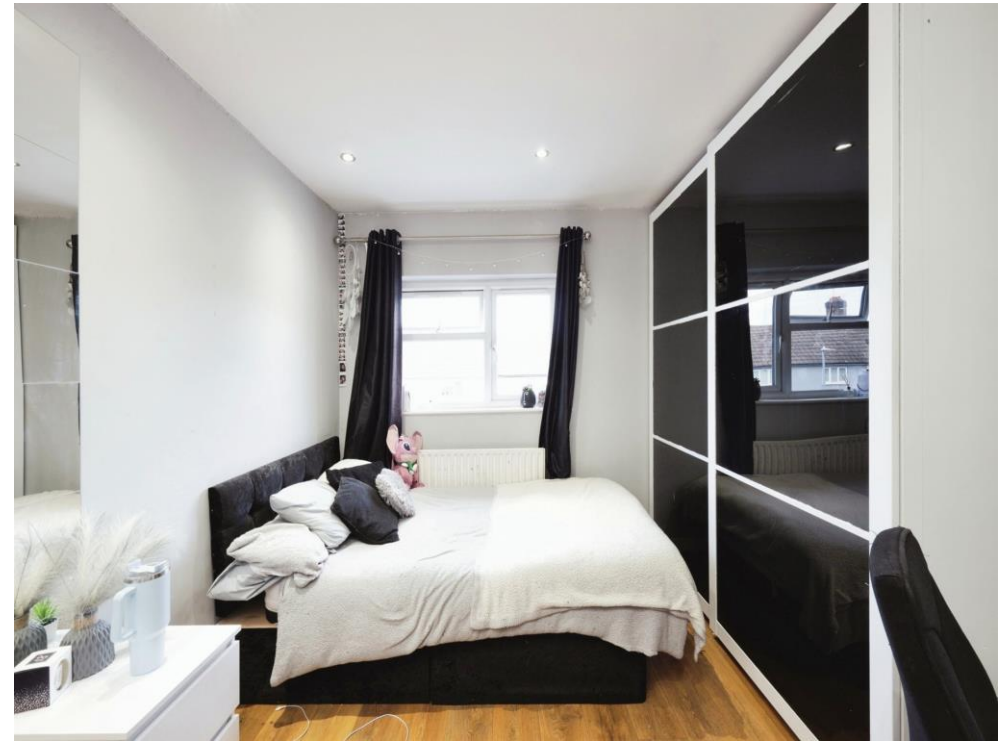
Rear Garden

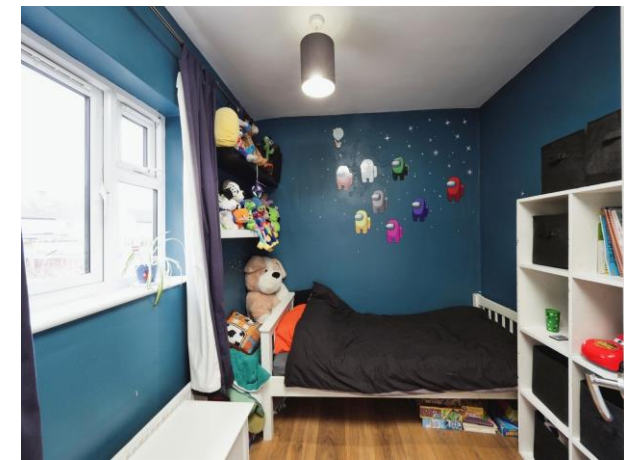
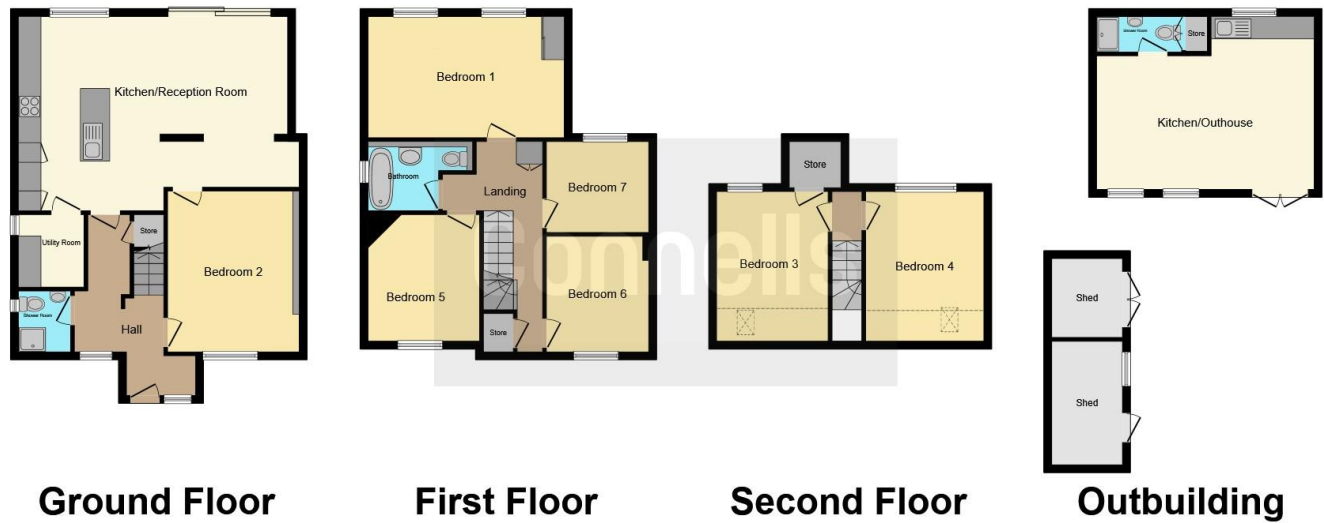
Patio area, remainder laid to lawn, various trees and shrubs, access to summerhouse.

Summerhouse

19' x 15' 6" (5.79m x 4.72m)

Door to front aspect, windows to front aspect, lighting and power, store cupboard, cloakroom comprising of WC and wash hand basin.





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: Awaited

view this property online connells.co.uk/Property/WTF312150

Tenure: Freehold



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