



Connells

Rickmansworth Road
Watford



Property Description

Connells are delighted to bring this well-presented detached house to the market that is situated on a popular residential road in West Watford. The property briefly comprises of two reception rooms, a modern fitted kitchen / breakfast room, four well-proportioned bedrooms and a family bathroom. Benefits include a downstairs shower room, an en-suite to the master bedroom, an additional study room, a well-maintained enclosed rear garden, off-street parking for three cars and a single garage.

The ideal family home, the property is also conveniently located with access to several transport links including Watford Metropolitan Station as well as the A41, M25 and M1 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments including the ever sought after Watford Boys Grammar School. The vibrant Watford High Street and Shopping Centre is also just a short distance away providing numerous shops, eateries, entertainment and recreational facilities.

Viewing is HIGHLY recommended.

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

Entrance Hallway

Front door and window to side, radiator and stairs to first floor.

Study

6' 10" x 5' 4" (2.08m x 1.63m)

Window to side aspect and radiator.

Shower Room

Window to side aspect, shower cubicle, vanity wash hand basin, WC, extractor fan, radiator and part tiled walls.

Living Room

12' x 17' 10" (3.66m x 5.44m)

Patio doors to front aspect, radiator, door opening to dining room, television and telephone point.

Dining Room

10' 1" x 9' 3" (3.07m x 2.82m)

Window to side aspect, radiator and door to hallway.

Kitchen/ Breakfast Room

Fitted kitchen comprised of wall and base level units with work surfaces over, window to rear and door to side aspect, stainless steel sink unit with mixer tap. integrated oven and gas hob, washing machine, dishwasher, integrated fridge/freezer, radiator and tiling to splash back areas and floor.

Bedroom Three

9' 11" x 13' 5" (3.02m x 4.09m)

Window to rear aspect, radiator and television point.

First Floor Landing

Bedroom One

12' x 15' 3" (3.66m x 4.65m)

Window to front aspect, radiator, eaves storage, television point and door to en suite.

En Suite

Window to side aspect, shower cubicle, pedestal wash hand basin, WC, extractor fan and part tiled walls.

Bedroom Two

9' 11" x 17' 3" (3.02m x 5.26m)

Window to rear aspect, radiator, built in wardrobes, television point and eaves storage.

Bedroom Four

9' 6" x 5' 9" (2.90m x 1.75m)

Window to side aspect and radiator.

Bathroom

Window to side aspect, bath with mixer tap and shower attachment, pedestal wash hand basin, WC, radiator, extractor fan and part tiled walls.

Outside

Parking

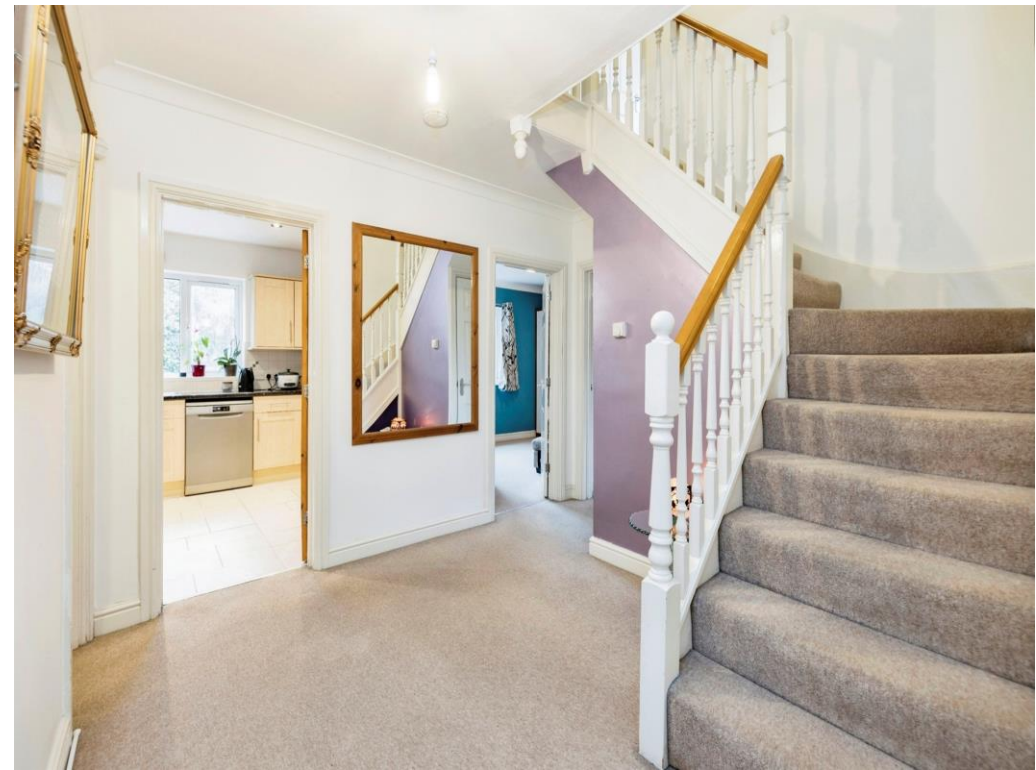
Off street parking for three cars at rear of property.

Garage

Up and over door, windows to side aspect, door to side aspect.

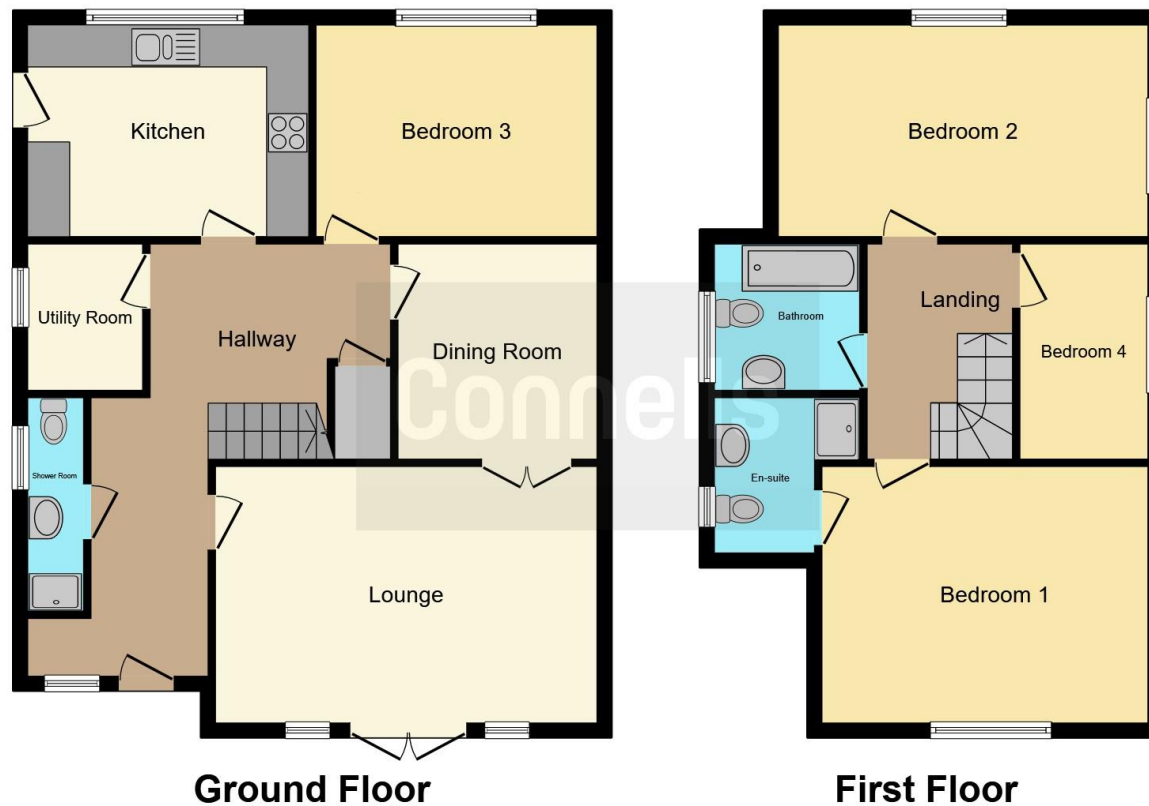
Rear Garden

Enclosed with paved patio area, steps up to lawn area, mature shrub borders and path leading to off street parking.









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: E

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313289



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