



Connells

Liverpool Road
Watford



Property Description

GUIDE PRICE £400,000 - £425,000
Connells are delighted to bring this well-presented extended mid-terrace house to the market that is situated on a popular residential road in West Watford. The property comprises of two reception rooms, a modern fitted kitchen, three well-proportioned bedrooms as well as a family bathroom suite. Benefits include a large well-maintained rear garden, on-street permitted parking as well as holding the potential for further extension (STPP).

The ideal family home, the property is conveniently located with access to several transport links including Watford High Street station that has direct links into London Euston as well as the A41 & M1 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments including the 'outstanding' Watford Grammar Schools.

There are a range of local shops and amenities within proximity as well as Watford High Street and Shopping Centre being a short distance away providing further 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.

Lounge

11' 1" x 10' 8" (3.38m x 3.25m)

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

Dining Room

13' 1" MAX x 11' 1" (3.99m MAX x 3.38m)

Stairs to first floor landing, under-stairs storage, radiator, openin to lean to.

Lean To

9' 5" x 3' 2" (2.87m x 0.97m)

Access to kitchen, door to rear garden.

Kitchen

11' 1" x 7' 2" (3.38m x 2.18m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric oven, gas hob with extractor hood, plumbing for dishwasher and washing machine, space for fridge/freezer, door to bathroom.

Bathroom

Window to rear aspect, bath with mixer taps with overhead shower, glass shower screen, vanity basin, WC, radiator.

First Floor Landing

Bedroom One

11' 1" x 10' 4" (3.38m x 3.15m)

Window to front aspect, radiator, built in cupboard.

Bedroom Two

11' 1" x 10' 4" (3.38m x 3.15m)

Window to rear aspect, radiator, access to bedroom three.

Bedroom Three

9' 5" x 6' 5" (2.87m x 1.96m)

Window to rear aspect, radiator.

Outside

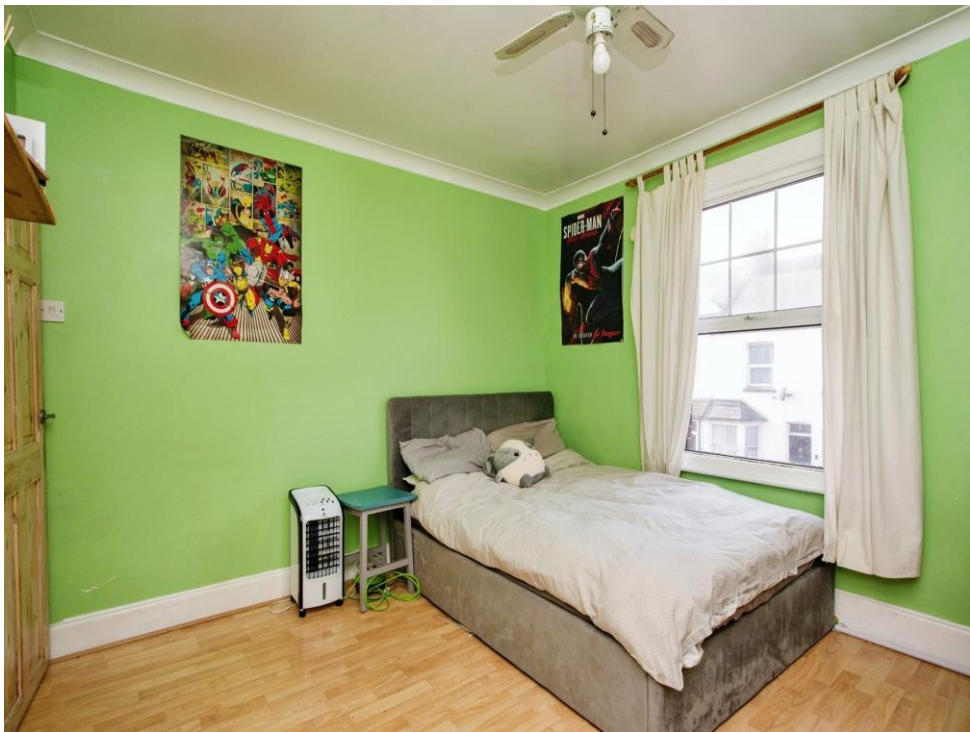
Rear Garden

Large fence enclosed garden, paved patio area, laid lawn.

Parking

On-street permitted 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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WATFORD WD17 1AA

EPC Rating: D

view this property online connells.co.uk/Property/WTF312984

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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