



Connells

Lytham Avenue
Watford



Property Description

**** GUIDE PRICE £425,000 - £435,000 ****
Connells are pleased to bring this well-presented British steel framed semi-detached house to the market that is situated on a popular residential road in South Oxhey. The property comprises of a sizeable reception room, a fitted kitchen with dining area, three well-proportioned bedrooms and family bathroom suite. Benefits include a well-maintained mature rear garden, a separate utility area/ lean-to, a conservatory and ample on-street parking.

An ideal family home, the property is conveniently located with access to several transport links including Carpenders Park Station as well as the A41 and M1 motorways. There are a variety of local shops and amenities within walking distance with further shops, eateries, entertainment and recreational facilities in Watford High Street and Shopping Centre. There are a variety of nurseries, primary schools and secondary schools within catchments.

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

Entrance Porch

Door to front aspect, windows to front aspect, door to entrance hall.

Entrance Hall

Door to front aspect, stairs rising to first floor landing.

Lounge

21' 3" x 12' 8" (6.48m x 3.86m)

Window to front aspect, double glazed, radiator, television point, telephone point, under-stairs storage.

Kitchen / Diner

20' 9" x 8' 8" (6.32m x 2.64m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, double glazed, sink with drainer, electric double oven, double gas hob with extractor hood, plumbing for dishwasher, space for fridge/freezer, patio doors to rear garden, space for dining area.

Lean To / Utility

21' x 3' 5" (6.40m x 1.04m)

Plumbing for washing machine.

Conservatory

14' 7" x 8' 8" (4.45m x 2.64m)

Windows to rear aspect, feature fire place.

First Floor Landing

Stairs from entrance hall.

Bedroom One

13' 7" MAX x 12' 4" (4.14m MAX x 3.76m)

Window to front aspect, double glazed, built in cupboard, radiator.

Bedroom Two

13' 7" x 8' 7" (4.14m x 2.62m)

Window to rear aspect, double glazed, fitted wardrobes, built in cupboard, radiator.

Bedroom Three

9' 8" x 8' 5" (2.95m x 2.57m)

Window to front aspect, double glazed, radiator.

Shower Room

Window to rear aspect, double glazed, shower cubicle, WC, wash hand basin, hand towel rail.

Outside

Rear Garden

Mature rear garden, paved patio area, laid lawn, trees and shrubberies, pond and outhouse.

Parking

Residential parking bays.

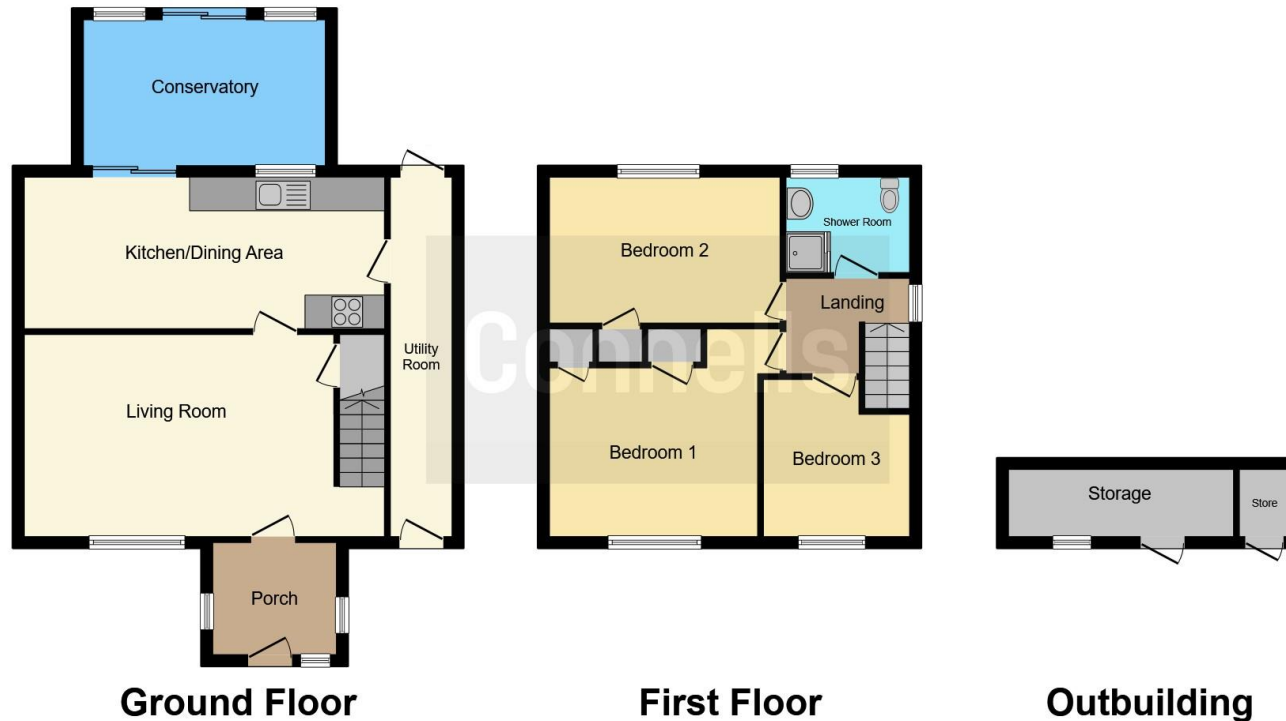
Agents Note

BISF Construction.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01923 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313372



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WTF313372 - 0011