



**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, five well-proportioned bedrooms and re-fitted family bathroom. Benefits include an en-suite to the master bedroom, new wiring throughout, off-street parking for several cars as well as a well maintained rear garden.

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 Hall

Door to front aspect, stairs to first floor landing.

## Lounge

18' 8" x 12' 2" ( 5.69m x 3.71m )

Window to front and rear aspect, feature fire

place, radiator, television point, telephone point.

## Kitchen / Diner

18' 3" x 13' 4" ( 5.56m x 4.06m )

Windows to front and side aspect, television point, radiator, door to rear garden.

Modern fitted kitchen comprised of wall and base units with work surfaces to complement, window to rear aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine, space for tumble dryer, space for fridge/freezer.

## First Floor Landing

Stairs from entrance hall, window to rear aspect, stairs to second floor landing.

## Bedroom Three

11' x 9' ( 3.35m x 2.74m )

Window to front aspect, fitted wardrobes, radiator.

## Bedroom Four

12' 5" x 10' 5" ( 3.78m x 3.17m )

Window to front aspect, fitted wardrobes, radiator.

## Bedroom Five

9' 2" x 9' ( 2.79m x 2.74m )

Window to rear aspect, fitted wardrobes, radiator.

## Bathroom

Windows to rear aspect, L-shaped bath with mixer taps and overhead shower, glass shower screen, WC, vanity basin, heated hand towel rail.

## Second Floor Landing

Stairs from first floor landing.

## Bedroom One

14' 5" x 11' 5" ( 4.39m x 3.48m )

Window to rear aspect, fitted wardrobes, radiator, velux window to front aspect, door to en-suite

## En-Suite

Window to rear aspect, shower cubicle, WC, vanity basin, heated hand towel rail.

## Bedroom Two

13' 6" x 9' 5" ( 4.11m x 2.87m )

Window to rear aspect, fitted wardrobes, radiator, velux window to front aspect.

## Outside

### Front Garden

Block paved driveway for several cars.

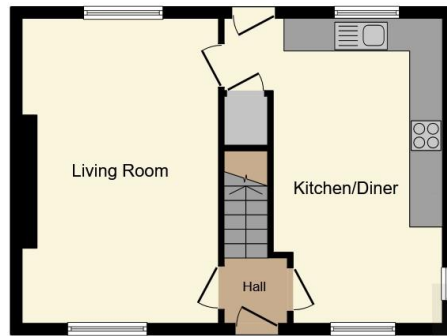
### Rear Garden

Paved patio area, astro turfing, fence enclosed, side access.

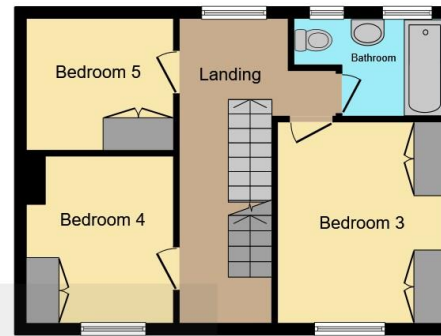




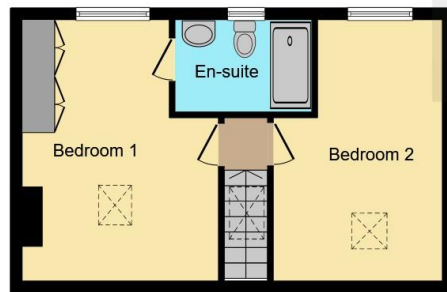




**Ground Floor**



**First Floor**



**Second Floor**

Connells

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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
WATFORD WD17 1AA

**EPC Rating: D**

**view this property online [connells.co.uk/Property/WTF313377](http://connells.co.uk/Property/WTF313377)**

Tenure: Freehold



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