



Connells

Hugo Close
Watford



Property Description

Connells are pleased to bring this well-presented mid-terraced town house that is situated on a popular private development in Watford. The property consists of three floors and comprises of a sizeable reception room, a modern fitted kitchen, three well-proportioned bedrooms and family bathroom. Benefits include a downstairs cloakroom, an en-suite to the master bedroom, an additional office room, a balcony and Juliet balcony, a well-maintained rear garden and two allocated parking spaces as well as additional visitor's bays. Further benefits include residential use of the swimming pool, gym, sauna and communal grounds.

An ideal family home, the property is conveniently located with access to several transport links including being walking distance to Watford Metropolitan Station as well as the A41 and M1 motorways. There are a range of local shops, amenities and Cassiobury Park 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 including Watford Girls Grammar School and Watford Boys Grammar Schools.

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

Agents Note

There is a maintenance charge of approx. £150 PCM. This includes residential use of

the swimming pool, gym, sauna and communal grounds.

Entrance Hall

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

Cloakroom

WC, wash hand basin, radiator.

Living Room

16' 1" x 15' 7" (4.90m x 4.75m)

Open plan with kitchen, windows to rear aspect, under-stairs storage, television point, telephone point, radiator, patio doors to rear garden.

Kitchen

12' 5" x 9' (3.78m x 2.74m)

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to front aspect, electric oven, gas hob with extractor hood, integrated microwave, plumbing for washing machine, space for fridge/freezer, radiator.

First Floor Landing

Stairs from entrance hall, stairs to second floor landing.

Bedroom Two

15' 8" x 8' 5" (4.78m x 2.57m)

Window to rear aspect, Juliet balcony to rear, radiator, access to bathroom.

Bedroom Three

11' 3" x 8' 9" (3.43m x 2.67m)

Balcony to front aspect, radiator.

Office

7' 8" x 6' 5" (2.34m x 1.96m)

Window to front aspect, radiator,

Bathroom

Bath with mixer taps and overhead shower, WC, hand was basin, heated hand towel rail, extractor fan.

Second Floor Landing

Stairs from first floor into bedroom one.

Bedroom One

26' 10" x 15' (8.18m x 4.57m)

Window to front aspect, skylight to rear aspect, fitted wardrobes, door to en-suite.

En-Suite

Skylight, shower cubicle, WC, wash hand basin, heated hand towel rail.

Outside

Rear Garden

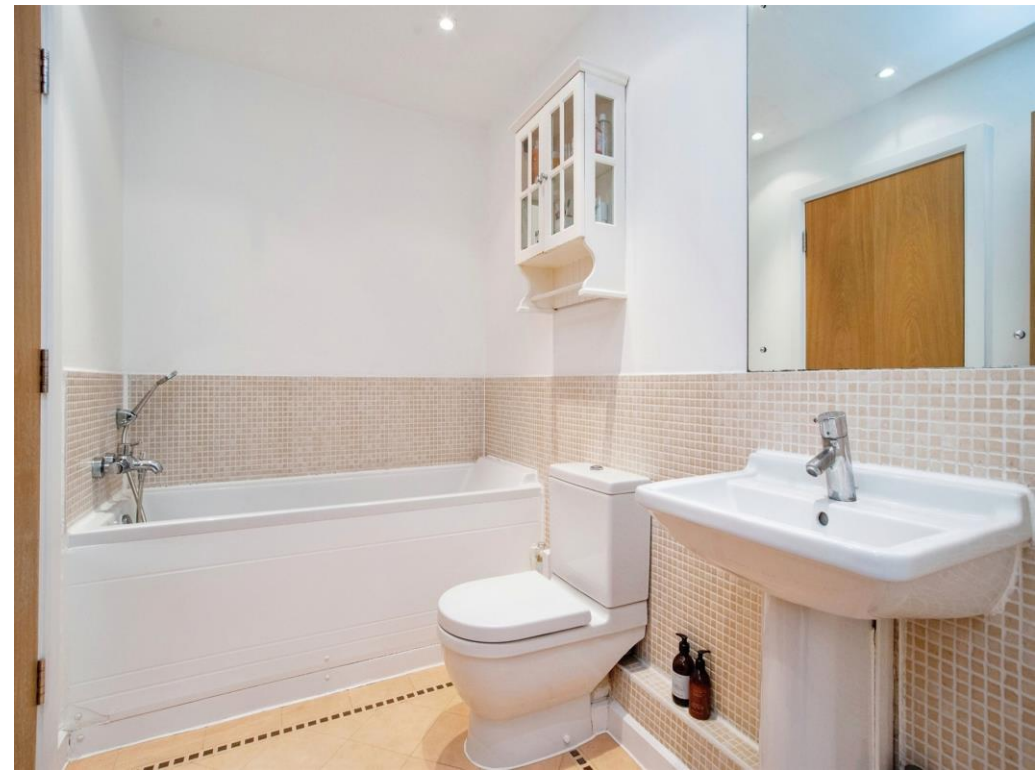
Paved enclosed rear garden, shed.

Parking

Two allocated off-street parking spaces with additional visitor bays.

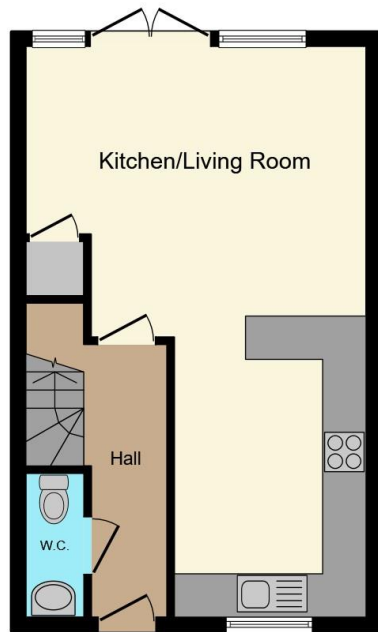
Communal Facilities

Residential use of the swimming pool, gym, sauna and communal grounds.

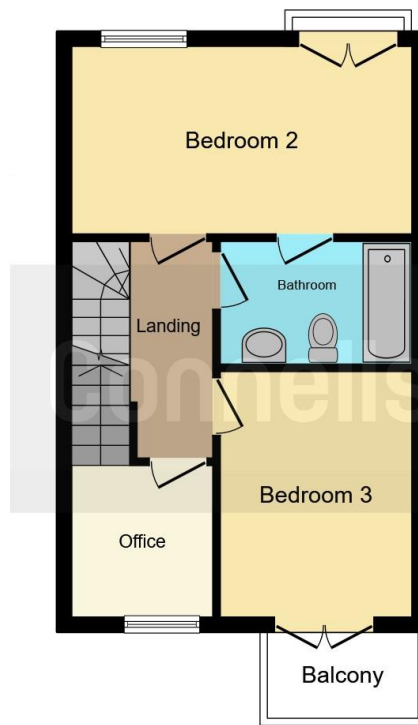




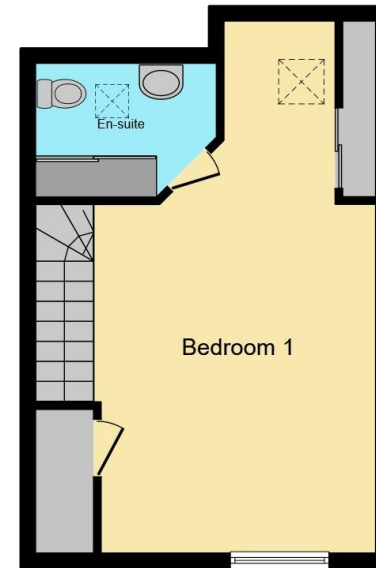




Ground Floor



First Floor



First Floor

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

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313390



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