



Connells

Wimborne Grove
Watford



Property Description

Connells are delighted to bring this beautifully presented detached house to the market that is situated on a sought-after residential road in Nascot Wood.

The property comprises of a large entrance hallway, two reception rooms, a modern fitted kitchen with integrated appliances, five well-proportioned bedrooms and a modern five-piece family bathroom. Benefits include a downstairs WC, spacious integral garage with utility area, a horseshoe driveway for several cars, an attractive mature rear garden as well as holding the potential to extend (STPP).

An ideal family home, the property is conveniently located with access to several transport links including Watford Junction Station with its direct links to London Euston as well as a short drive to the M1, A41 and M25 road links. Watford Town Centre is also a short drive away with its vast array of shops, restaurants, cafes, bars, entertainment and recreational facilities. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments including Watford Boys and Girls Grammar Schools.

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

Entrance Porch

Door to front aspect, window to front aspect, double glazed.

Entrance Hall

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

Cloakroom

Stained window to side aspect, WC, wash hand basin.

Reception Room

24' MAX x 20' (7.32m MAX x 6.10m)

Windows to side and rear aspect, double glazed, feature fireplace, television point, radiators, sliding patio doors to rear garden.

Dining Room

14' 5" Into Bay x 13' 7" (4.39m Into Bay x 4.14m)

Bay window to front aspect, double glazed, telephone point, radiator.

Kitchen

16' 3" x 8' 8" (4.95m x 2.64m)

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, double glazed, sink with drainer, integrated eye level electric oven, gas hob with extractor hood, integrated microwave, integrated fridge, integrated dishwasher, wine cooler, breakfast bar, door to rear garden.

First Floor Landing

Stairs from entrance hall, bifurcated stairs, loft

access.

Bedroom One

14' 8" Into Bay x 11' 8" (4.47m Into Bay x 3.56m)

Bay window to front aspect, double glazed, fitted wardrobes, radiator.

Bedroom Two

13' x 11' 8" (3.96m x 3.56m)

Window to rear aspect, double glazed, fitted wardrobes, radiator.

Bedroom Three

14' MAX x 8' 2" (4.27m MAX x 2.49m)

Window to front aspect, double glazed, radiator.

Bedroom Four

8' 4" MAX x 9' 6" (2.54m MAX x 2.90m)

Window to rear aspect, double glazed, radiator.

Bedroom Five / Study

8' x 7' 5" (2.44m x 2.26m)

Window to front aspect, double glazed, radiator.

Bathroom

Window to rear aspect, double glazed, double basin vanity unit, bath with mixer taps with shower attachment, WC, shower cubicle, heated hand towel rail, tiled floor with under-floor heating.

Outside

Front Garden

Block paved horseshoe driveway for four cars.

Garage / Utility

21' 5" x 8' 5" (6.53m x 2.57m)

Integral garage with up and over door, lighting, power, plumbing for washing machine, water softener and outside tap, space for tumble dryer, space for fridge/freezer, wall mounted boiler.

Rear Garden

Mature rear garden, paved patio areas, laid lawn, shrubberies and trees, wisteria covered pergola, gated side access.

Additional Information

Total floor area approx.

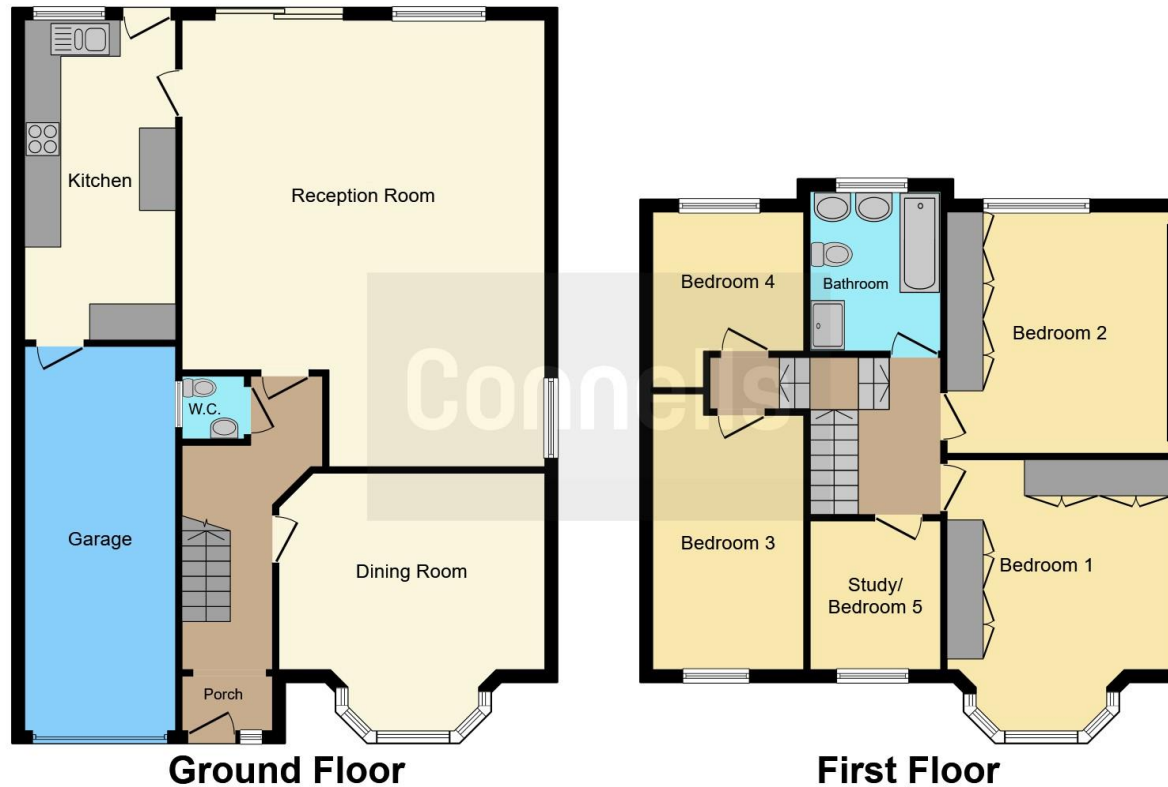
1614 sq.ft / 150 sq.m (exc. garage)

1787 sq.ft / 166 sq.m (inc. garage)









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: E

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313412



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: WTF313412 - 0021