



Connells

Moor View
Watford



Property Description

**** NO UPPER CHAIN ****

Connells are pleased to bring this well-presented mid-terraced house to the market that is situated on a popular residential road in West Watford. The property has been refurbished throughout comprises of a sizeable reception room, a modern fitted kitchen, two double bedrooms and family bathroom. Benefits include a landscaped rear garden, off-street parking for several cars as well as holding the potential to extend (STPP).

The ideal family home, the property is ideally placed for good access to the local Primary Schools, the sought after Grammar Schools, Watford General Hospital and approximately one mile to Watford Met Station. Easy access to Watford Town Centre with its vast array of amenities and family entertainment.

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

Entrance Hall

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

Living Room

19' 7" x 10' 5" MAX (5.97m x 3.17m MAX)

Window to front and rear aspect, television point, telephone point, radiator.

Kitchen

12' 5" x 7' 2" (3.78m x 2.18m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, gas cooker point, plumbing for washing machine, space for fridge/freezer, door to rear garden,

First Floor Landing

Stairs from entrance hall.

Bedroom One

16' 8" x 9' (5.08m x 2.74m)

Two windows to front aspect, built in cupboard, radiator.

Bedroom Two

11' 7" x 10' 3" (3.53m x 3.12m)

Window to rear aspect, radiator.

Bathroom

Two windows to rear aspect, bath with mixer taps with shower attachment, low level WC, wash hand basin, hand towel rail.

Outside

Front Garden

Block paved driveway.

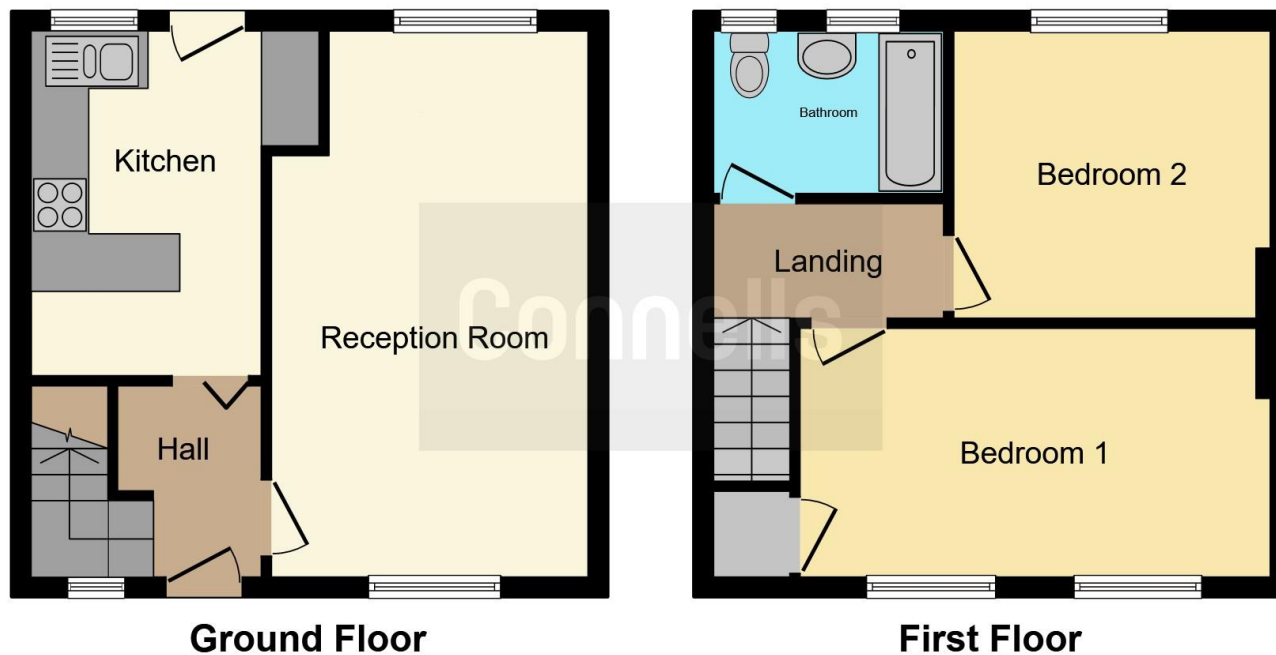
Rear Garden

Paved patio area, laid lawn.









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: C

view this property online connells.co.uk/Property/WTF313423

Tenure: Freehold



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: WTF313423 - 0016