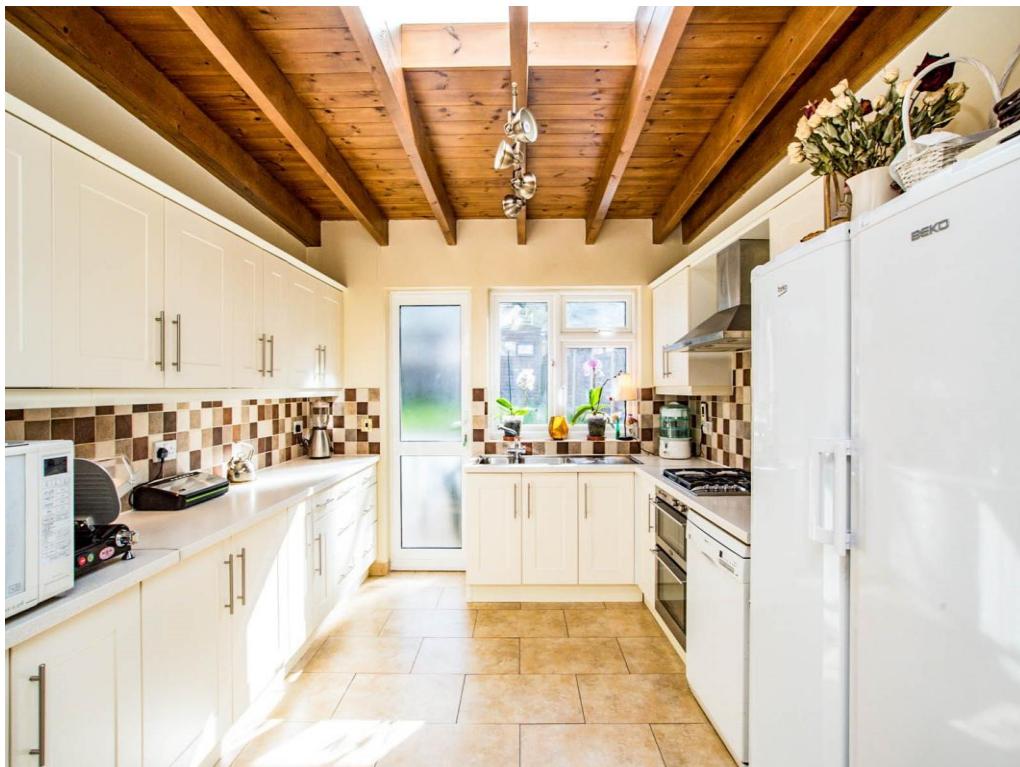




**Connells**

Fulford Grove  
Watford



## Property Description

\*\* GUIDE PRICE £475,000 - £500,000 \*\*  
Connells are delighted this stunning Cranwell constructed mid-terraced house to the market that is situated on a quiet residential road in Watford. The property has been extended and finished to a high standard to create a well-proportioned family home and is briefly comprised of two reception rooms, a modern fitted kitchen, four well-proportioned bedrooms and a family bathroom. Benefits include an en-suite to the master bedroom, a downstairs cloakroom, a separate utility room, off-street parking for two cars and a well a landscaped rear garden.

The property is located within a prime position, just a stone's throw away from several transport links including Carpenders Park Station the A41 & M1 motorways. There are a variety of well-regarded primary schools, secondary schools and nurseries within catchments. There are a range of local amenities and parks within walking distances as well as Watford Town centre being just a short drive away providing further amenities, eateries, entertainment and recreational facilities.

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

## Entrance Porch

Front door opening to entrance hall and storage cupboard.

## Entrance Hallway

Wood flooring, radiator, under stair storage cupboard, door to lounge and dining room.

## Lounge

14' 3" x 14' ( 4.34m x 4.27m )

Window to front aspect, radiator, wood flooring, fireplace and TV point.

## Dining Room

14' x 8' 4" ( 4.27m x 2.54m )

Door to cloakroom, door to utility room, wall and base level units with work surface over, radiator, tiled flooring and opens to kitchen.

## Cloakroom

Frosted window to utility room, vanity wash hand basin, WC, wall mounted boiler and part tiled walls.

## Utility Room

11' 7" x 6' 7" ( 3.53m x 2.01m )

Skylight, window to rear aspect, radiator, built in storage, wall and base level units with work surfaces over, stainless steel sink unit with mixer tap, fridge/freezer and washing machine.

## Kitchen

12' x 10' ( 3.66m x 3.05m )

Window and door to rear aspect, skylight, wall and base level units with work surfaces over, stainless steel sink unit with mixer tap, dishwasher, space for fridge/freezer, oven

and hob, extractor fan, tiled floor and tiling to splash backs.

## First Floor Landing

Doors to all rooms and staircase to second floor.

### Bedroom Two

13' x 11' 3" ( 3.96m x 3.43m )

Two windows to front aspect, built in wardrobes and radiator.

### Bedroom Three

8' x 8' 3" ( 2.44m x 2.51m )

Double aspect window to front, radiator and built in wardrobe.

### Bedroom Four

11' 6" x 10' 4" ( 3.51m x 3.15m )

Double aspect window to rear and radiator.

### Family Bathroom

Window to rear aspect, vanity wash hand basin, bidet, WC, bath with shower attachment and heated towel rail.

## Second Floor Landing

### Bedroom One

14' 3" x 11' 6" ( 4.34m x 3.51m )

Double aspect windows to rear, radiator, built in wardrobes and eaves storage.

### En Suite

Window to rear aspect, extractor fan, heated

towel rail, bath with mixer tap and shower attachment.

## Outside

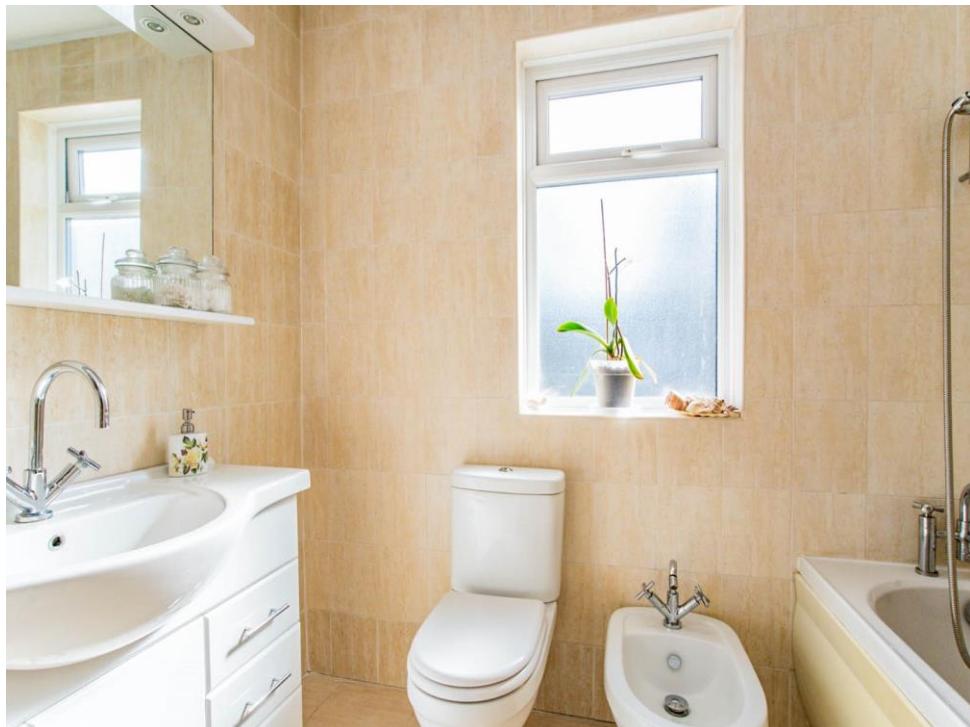
### Front Garden

Paved driveway parking for two cars.

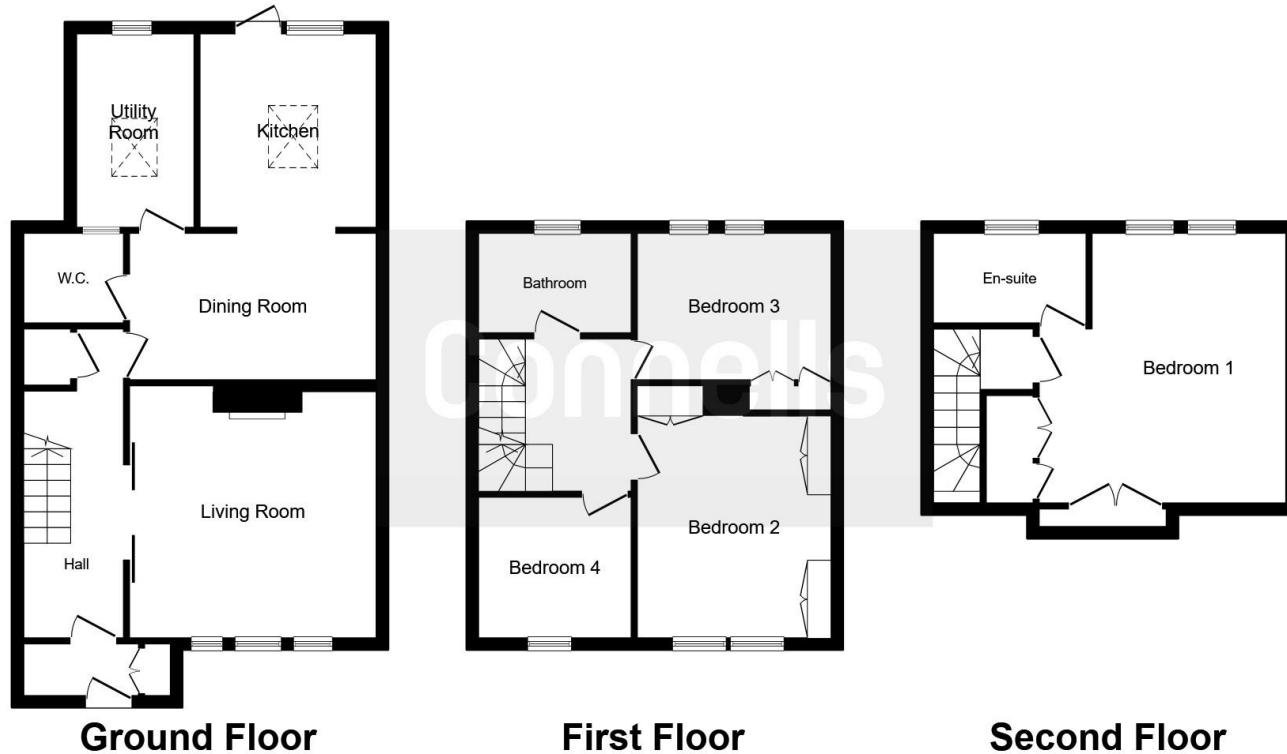
### Rear Garden

Enclosed rear garden with paved patio area, raised lawn area and storage shed.









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). Plan produced for Connells. Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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6 The Parade  
 WATFORD WD17 1AA

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF312156](http://connells.co.uk/Property/WTF312156)**



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Property Ref: WTF312156 - 0005