



**Connells**

Whippendell Road  
Watford



## Property Description

**\*\* NO UPPER CHAIN \*\* IDEAL PROJECT OPPORTUNITY \*\*** Connells are delighted to bring this spacious mid-terrace house to the market that is situated on a sought after residential road in the heart of Watford. The property comprises of a sizeable reception rooms, a fitted kitchen, three well-proportioned bedrooms and an off-landing bathroom suite. Benefits include a sizeable rear garden, residential parking permits as well as the potential for modernisation and extension (STPP).

Ideal for buy to let investors or families looking for the opportunity to put their own stamp onto a property, this property is conveniently located with access to several transport links including Watford High Street and Watford Junction that provide direct links into London as well as the A41, M25 & M1 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments. The property is within easy reach of Watford Town Centre which offers plenty of local amenities, restaurants and shops including the Atria shopping centre.

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

## Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

## Entrance Hall

Door to front aspect.

## Living / Dining Room

25' x 13' 7" ( 7.62m x 4.14m )

Bay window to front aspect, window to rear aspect, stairs to first floor landing, radiators, television point, telephone point.

## Kitchen

13' 5" x 8' ( 4.09m x 2.44m )

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

## First Floor Landing

Stairs from reception room, storage cupboard, loft access, radiator.

## Bedroom One

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

Window to front aspect.

## Bedroom Two

11' 6" x 8' 3" ( 3.51m x 2.51m )

Window to rear aspect.

## Bedroom Three

9' x 8' 2" ( 2.74m x 2.49m )

Window to rear aspect, radiator.

## Bathroom

Window to side aspect, bath with mixer taps and shower attachment, WC, wash hand basin.

## Outside

### Front Garden

### Rear Garden

Paved patio area.









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

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**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WTF313382](http://connells.co.uk/Property/WTF313382)**

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.

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Property Ref: WTF313382 - 0008