



Connells

Swiss Avenue  
Watford



## Property Description

Connells are pleased to bring this expansive semi-detached house to the market that is situated on a sought after residential road in West Watford.

Property briefly comprises of two reception rooms, a fitted kitchen, three well-proportioned bedrooms and a family bathroom suite. Benefits include a large rear garden, an additional annex bedroom with an en-suite, off street parking, a garage as well as holding the potential to extend (STPP).

The property is conveniently located with access to several transport links including Watford Metropolitan Station as well as the A41, M1 and M25 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments including the Watford Grammar Schools. The vibrant Watford High Street and Shopping Centre is just a short distance away providing numerous shops, eateries, entertainment and recreational facilities.

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

## Entrance Porch

Door to front aspect.

## Entrance Hall

Door to front aspect, internal window to front aspect.

## Lounge

13' 4" Into Bay x 13' 3" ( 4.06m Into Bay x 4.04m )

Bay window to front aspect, feature fire place, radiator, television point, telephone point.

## Dining Room

13' 8" x 11' 4" ( 4.17m x 3.45m )

Windows to rear aspect, radiator.

## Sun Room

6' 5" x 11' 4" ( 1.96m x 3.45m )

Windows to rear aspect, door to rear garden.

## Kitchen

16' 9" x 9' 4" ( 5.11m x 2.84m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer, breakfast bar.

## Bedroom One / Annex Room

16' 4" x 13' 1" ( 4.98m x 3.99m )

Window to rear aspect, door to rear garden, radiator.

## En-Suite

Window to rear aspect, WC, wash hand basin, radiator, plumbing for shower cubicle.

## First Floor Landing

Stairs from entrance hall, loft access.

### **Bedroom Two**

15' x 13' 4" ( 4.57m x 4.06m )

Bay window to front aspect, fitted wardrobes, radiator.

### **Bedroom Three**

14' 3" x 11' 5" ( 4.34m x 3.48m )

Window to rear aspect, radiator.

### **Bedroom Four**

10' 8" x 9' 2" ( 3.25m x 2.79m )

Window to rear aspect, radiator.

### **Bathroom**

Window to front and side aspect, radiator, bath with mixer taps, WC.

### **Outside**

### **Front Garden**

### **Garage**

18' 5" x 12' 6" ( 5.61m x 3.81m )

### **Rear Garden**









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF313020](http://connells.co.uk/Property/WTF313020)**



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