



Connells

Redwood Close  
Watford





### Property Description

**\*\* GUIDE PRICE £400,000 - £425,000 \*\***

Connells are pleased to bring this spacious brick build end-terrace house to the market that is situated on a quiet residential road in South Oxhey. The property briefly comprises of a sizeable reception room, a modern fitted kitchen, two double bedrooms and a family bathroom. Benefits include a porch area, a conservatory room, off-street parking for two cars, a garage with electrics, a large mature south facing rear garden as well as holding the potential to extend (STPP).

Ideal for first time buyers and investors, the property is also conveniently located with access to several transport links including Carpenders Park Station that provides direct links into London as well as the A41, M1 and M25 motorways. There are a variety of amenities, shops and eateries within proximity as well as Watford High Street and Shopping Centre being a short drive away providing further shops, amenities, eateries and entertainment and recreational facilities.

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

### Agents Note

It is our understanding that the property is under a tree preservation order. Your conveyancer will take the necessary steps and advise you accordingly.

### Entrance Porch

Door to front aspect, window to front and side aspect.

### Entrance Hall

Door to front aspect, storage cupboard, stairs to first floor landing, under-stairs storage, radiator.

### Living Room

14' x 11' 9" ( 4.27m x 3.58m )

Sliding patio doors to conservatory, radiator, television point, telephone point.

### Conservatory

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

### Kitchen

11' 3" x 5' 9" ( 3.43m x 1.75m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side and front aspect, sink with drainer, electric eye level oven, gas hob with extractor hood, integrated washing machine and fridge/freezer.

### First Floor Landing

Stairs from entrance hall, loft access via pull down ladder.

### Bedroom One

12' 2" x 9' 3" ( 3.71m x 2.82m )

Window to rear aspect, radiator.

### Bedroom Two

12' 2" x 9' 3" ( 3.71m x 2.82m )

Window to front aspect, fitted wardrobes, radiator.

### Bathroom

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

### Outside

### Front Garden

Block paved driveway with space for two cars, garage access.

### Garage

Up and over door, power supply and sockets.

## Rear Garden

Large mature rear garden, south facing, paved patio area, laid lawn, shrubberies and trees, side access, 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). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WTF313426](http://connells.co.uk/Property/WTF313426)**

Tenure: Freehold



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