



Connells

James Way  
Watford



## Property Description

Connells are pleased to bring this well-presented brick built mid-detached house to the market that is situated on a private cul-de-sac development in South Oxhey. The property briefly comprises of a sizeable reception room, a modern fitted kitchen, two well-proportioned bedrooms and family bathroom. Benefits include a downstairs cloakroom, an easily-maintainable rear garden, and two off-street parking spaces as well as additional visitor's bays.

An ideal family home, the property is conveniently located with access to several transport links including Carpenders Park Station as well as the A41 and M1 motorways. There are a variety of local shops and amenities within walking distance with further shops, eateries, entertainment and recreational facilities in Watford High Street and Shopping Centre. There are a variety of nurseries, primary schools and secondary schools within catchments including Watford Girls Grammar School and Watford Boys Grammar Schools.

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

## Agents Note

There is a maintainace charge of aproxx. £30 PCM.

## Entrance Hall

Front door, stairs to first floor landing, telephone point, radiator.

## Cloakroom

Low level WC, hand wash basin.

## Lounge

14' 10" x 9' 9" ( 4.52m x 2.97m )

Window to front aspect, under-stairs cupboard, television point, telephone point, radiator.

## Kitchen

13' x 7' 10" ( 3.96m x 2.39m )

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

## First Floor Landing

Stairs from entrance hall, access to part boarded loft.

## Bedroom One

9' 7" x 9' 9" ( 2.92m x 2.97m )

Window to front aspect, airing cupboard, fitted wardrobes, television point, radiator.

## Bedroom Two

13' x 6' 4" ( 3.96m x 1.93m )

Window to rear aspect, fitted wardrobes, radiator.

## Bathroom

Bath with mixer taps with overhead shower, low level WC, wash hand basin, radiator.

## Outside

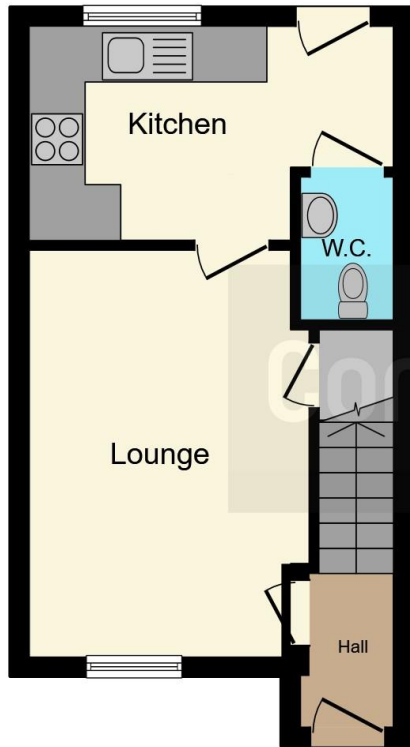
### Front Garden

Off-street parking for two cars.

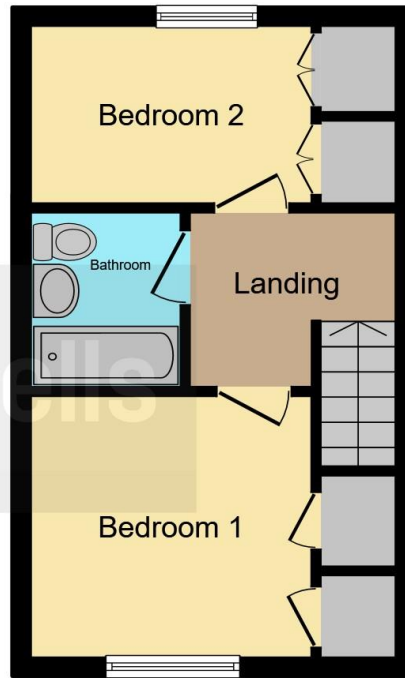
### Rear Garden

Fence enclosed, dekcing area into laid lawn, outside tap.





**Ground Floor**



**First Floor**

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)

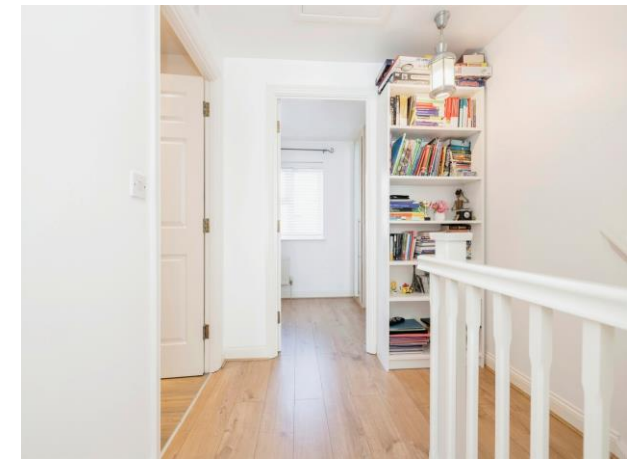
To view this property please contact Connells on

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

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WTF313210](http://connells.co.uk/Property/WTF313210)**



Tenure: Freehold



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