



**Connells**

Fulford Grove  
WATFORD



## Property Description

Connells are delighted to bring this well-presented No-Fines construction end-terraced house to the market that is situated on a quiet residential road in South Oxhey. The property is briefly comprised of a sizeable reception room, a modern fitted kitchen with dining area, two double bedrooms and a newly fitted family bathroom. Benefits include a large, landscaped rear garden with a summerhouse and several sheds, off-street parking for one car as well as holding the potential to extend (STPP).

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 distance 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 Hall

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

## Living Room

12' 7" x 15' 4" ( 3.84m x 4.67m )

Window to front aspect, double glazed, feature fire place, television point, telephone point, radiator.

## Kitchen / Diner

18' 7" x 8' 4" ( 5.66m x 2.54m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, double glazed, sink with mixer taps, electric cooker point with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, space for dining, storage cupboard.

## First Floor Landing

Stairs from entrance hall, window to side aspect, double glazed, storage cupboard.

## Bedroom One

19' 3" x 11' ( 5.87m x 3.35m )

Window to front aspect, double glazed, radiator, fitted wardrobes.

## Bedroom Two

10' 8" x 10' 1" ( 3.25m x 3.07m )

Window to rear aspect, double glazed, built in shelving/storage, radiator.

## Bathroom

Windows to rear aspect, double glazed, bath with mixer taps and overhead electric shower, WC, wash hand basin, radiator.

## Outside

### Front Garden

Off-street parking for one car, path to front door, laid lawn, shrubberies, side access.

### Rear Garden

Side and rear slat paved patio area, laid lawn, summerhouse, two sheds & bike shed, side access.

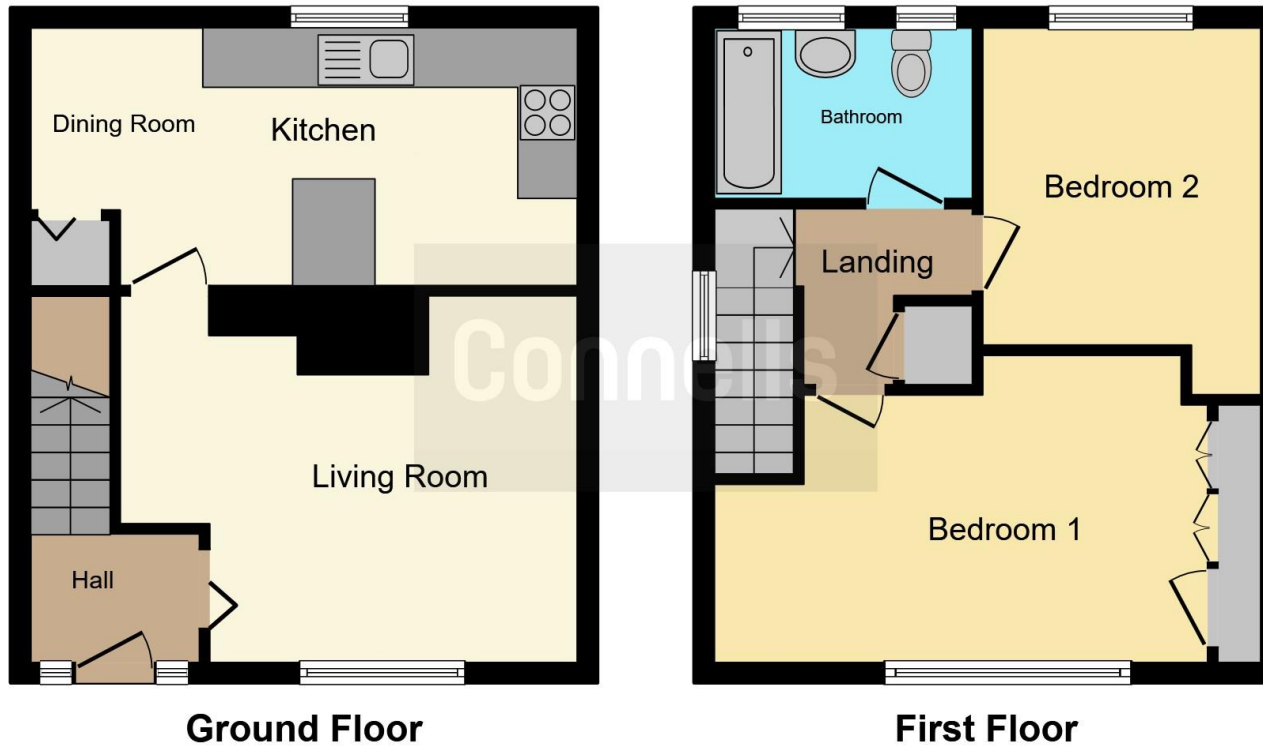
### Summer House

9' 6" x 7' 6" ( 2.90m x 2.29m )









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/WTF313422](http://connells.co.uk/Property/WTF313422)**

Tenure: Freehold



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