



Connells

Beechpark Way
Watford



Property Description

Connells are pleased to bring this well-presented detached house to the market that is situated on a sought after cul-de-sac location in Watford. The property comprises of a sizeable reception room, a fitted kitchen/dining room, four well-proportioned bedrooms with sharps fitted wardrobes, as well as a family bathroom. Benefits include a downstairs cloakroom, an easily maintainable rear garden, off-street parking for several cars, a garage as well as holding the potential to extend (STPP).

The ideal family home, the property is conveniently located with access to several transport links including Watford Stations that have direct links into London Euston as well as the M25, A41 and M1 motorways. There are a variety of nurseries, primary schools and secondary schools within catchments. Watford High Street and Shopping Centre is just a short distance away providing numerous shops, eateries entertainment and recreational facilities. Also, minutes from The Grove, Canal walks & Cassiobury Park.

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

radiator, stairs to first floor landing, storage cupboard.

Cloakroom

Window to side aspect, double glazed, WC, wash hand basin, radiator.

Lounge

21' x 13' 5" (6.40m x 4.09m)

Windows to front and rear aspect, double glazed, radiator, gas fire place, television point, telephone point, patio doors to rear garden.

Kitchen / Dining Room

16' x 9' (4.88m x 2.74m)

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

First Floor Landing

Stairs from entrance hall, airing cupboard, loft access.

Bedroom One

14' 1" x 12' 4" (4.29m x 3.76m)

Window to front aspect, double glazed, radiator, built in storage.

Entrance Porch

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

Entrance Hall

Door to front aspect, windows to front aspect,

Bedroom Two

12' 5" x 11' 1" (3.78m x 3.38m)

Window to front aspect, double glazed, radiator, access to loft via pull down ladder.

Bedroom Three

8' 10" x 8' 11" (2.69m x 2.72m)

Window to rear aspect, double glazed, radiator, storage cupboard.

Bedroom Four

9' 5" x 9' 1" (2.87m x 2.77m)

Window to rear aspect, double glazed, radiator.

Bathroom

Window to rear aspect, double glazed, WC, wash hand basin, towel rail, bath with mixer taps and shower attachment.

Outside

Front Garden

Block paved driveway, garage access.

Garage

16' 6" x 8' 3" (5.03m x 2.51m)

Up and over door.

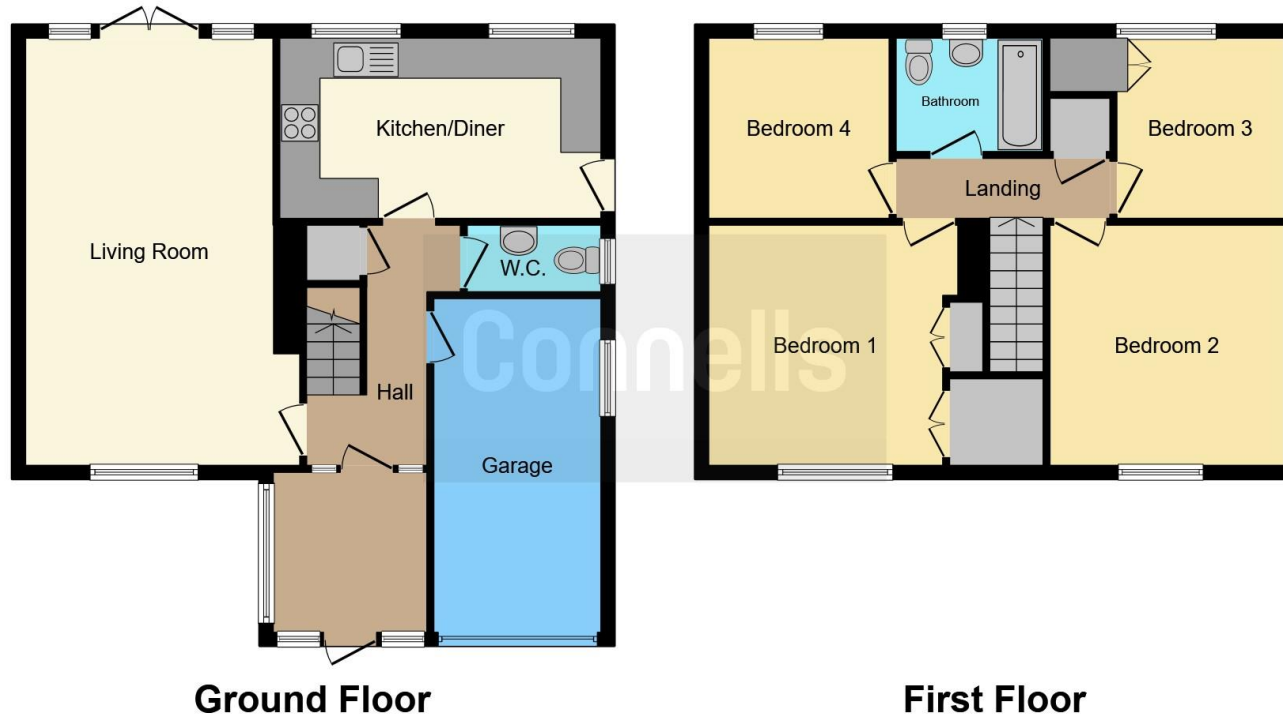
Rear Garden

Patio area, laid lawn, shed, side access.









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

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EPC Rating: C

view this property online connells.co.uk/Property/WTF313502

Tenure: Freehold



Awaiting Photograph

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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