



Connells

Damson Close
Watford



Property Description

Connells are pleased to bring this well-presented detached house to the market that is situated on a quiet cul-de-sac road in North Watford. The property briefly comprises of a sizeable reception room, a modern fitted kitchen, three double bedrooms and a family bathroom suite. Benefits include a guest cloakroom, an en-suite to the master bedroom, a well maintained landscaped rear garden as well as off-street parking and a garage/workshop.

An ideal family home, the property is conveniently located with access to several transport links including Watford Junction mainline station with direct links into London Euston as well as the A41, M25 & M1 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments. The vibrant Watford High Street and Shopping Centre are a short distance away providing numerous shops, amenities, entertainment and recreational facilities.

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

Entrance Hall

Door to side aspect, stairs to first floor landing, radiator.

Cloakroom

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

Living / Dining Room

Irregular Shaped Room 18' 7" x 18' 1" (5.66m x 5.51m)

Windows to side and rear aspect, double glazed, feature fire place, radiator, television point, under-stairs cupboard, telephone point, patio doors to rear garden.

Kitchen

13' 11" x 8' 1" (4.24m x 2.46m)

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

First Floor Landing

Stairs from entrance hall, stairs to second floor landing, storage cupboard.

Bedroom Two

15' 5" x 12' 8" (4.70m x 3.86m)

Windows to front aspect, double glazed, radiator.

Bedroom Three

15' 5" x 8' 9" (4.70m x 2.67m)

Windows to rear aspect, double glazed, fitted wardrobe, radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, vanity basin, heated hand towel rail.

Second Floor Landing

Stairs from first floor landing, storage cupboard.

Bedroom One

Velux windows to rear aspect, built in wardrobe, radiator, door to en-suite.

En-Suite

Shower cubicle, WC, vanity basin, heated hand towel rail.

Outside

Front Garden

Off-street parking and garage access.

Garage / Workshop

16' 10" x 10' (5.13m x 3.05m)

Up and over door, window to rear aspect, door to rear garden.

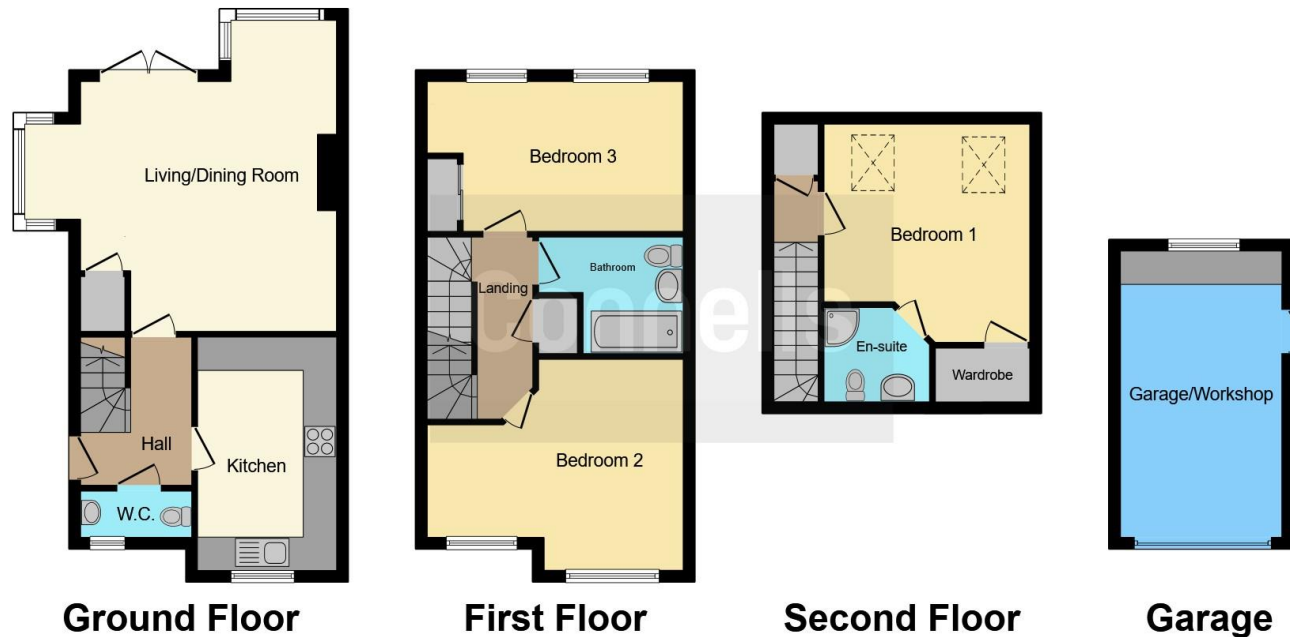
Rear Garden

Paved patio area, laid lawn, side access.









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

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

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