



**Connells**

Stratford Road  
Watford



## Property Description

Connells are delighted to bring this beautifully presented detached house to the market that is situated on a highly sought after residential road in Nascot Wood near the Cassiobury Estate. The property briefly comprised of two reception rooms, a recently re-fitted kitchen with dining area and bi-folding doors, four double bedrooms and a family bathroom suite. Benefits include a separate utility room, an en-suite to the master bedroom, a Jack & Jill en-suite, a downstairs cloakroom, and an additional study room. Further benefits include a gated driveway for several cars, a single integral garage with lighting and power, a manicured rear garden as well as holding the potential to extend (STPP).

The ideal forever home, the property is conveniently located with access to several transport links including Watford Junction station with direct links into London Euston as well as the A41, M1 and M25 motorways. There are a variety of local shops and amenities within walking distance as well as the award winning Cassiobury park. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments. The vibrant Watford High Street and Shopping Centre is just a short distance away providing further shops, eateries, entertainment and recreational facilities.

Viewing is HIGHLY recommended.

For more information or to arrange 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.

### Entrance Hall

Radiator, stairs to first floor landing, under-stairs cupboard.

### Cloakroom

Window to side aspect, double glazed, low level WC, wash hand basin, heated hand towel rail.

### Study

13' 1" x 9' 6" ( 3.99m x 2.90m )

Window to front aspect, double glazed, radiator.

### Lounge

19' 10" x 12' 2" ( 6.05m x 3.71m )

Window to rear aspect, double glazed, feature fire place, radiator, built in cupboards and shelving.

### Family Room

12' 10" x 8' 9" ( 3.91m x 2.67m )

Window to side aspect, double glazed, radiator, television point, telephone point. .

## Kitchen / Dining Room

24' 3" x 11' 11" ( 7.39m x 3.63m )

Open plan kitchen with dining area, bi-folding doors to rear garden, double glazed, radiator.

Modern fitting kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, double glazed, one and a half bowl sink with drainer, gas range master hob and oven with extractor hood, plumbing for dishwasher, space for fridge/freezer, breakfast bar.

## Utility Room

9' 9" x 5' 2" ( 2.97m x 1.57m )

Comprised of all and base units with work surfaces and tiling to complement, built in pantry cupboard, stainless steel sink, plumbing for washing machine, door to rear garden.

## First Floor Landing

Stairs from entrance hall, window to side aspect, double glazed, loft access, radiator.

## Bedroom One

14' 11" x 13' 11" ( 4.55m x 4.24m )

Window to rear aspect, double glazed, radiator, door to en-suite.

## En-Suite

Window to side aspect, double glazed, bath with mixer taps, shower cubicle, low level WC, wash hand basin, heated hand towel rail.

## Bedroom Two

14' 11" x 13' 11" ( 4.55m x 4.24m )

Window to front aspect, double glazed, radiator, door to Jack & Jill en-suite.

## Jack & Jill En-Suite

Window to side aspect, double glazed, shower cubicle, low level WC, wash hand basin, heated hand towel rail.

## Bedroom Three

16' 1" Into Eaves x 11' 10" ( 4.90m Into Eaves x 3.61m )

Window to rear aspect, double glazed, fitted shelving and draws, fitted wardrobe, radiator, door to Jack & Jill en-suite.

## Bedroom Four

13' 7" x 12' 7" ( 4.14m x 3.84m )

Window to front aspect, double glazed, radiator.

## Bathroom

Window to side aspect, double glazed, bath with mixer taps, shower cubicle, low level WC, wash hand basin, heated hand towel rail, shaver point.

## Outside

## Front Garden

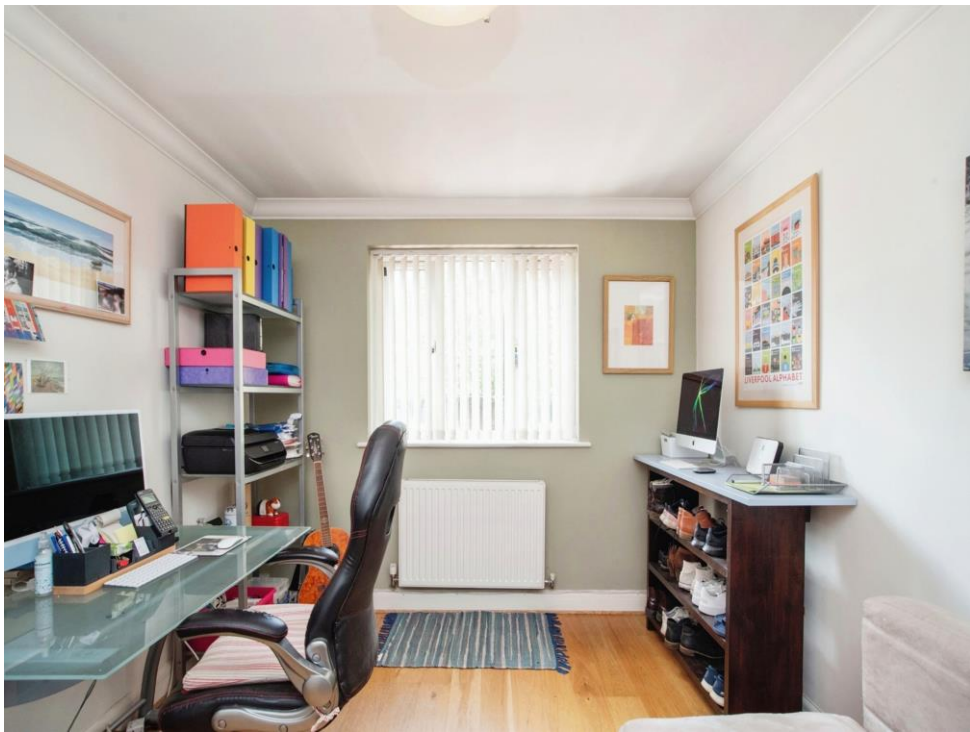
Gated block paved driveway for several cars, side access.

## Garage

17' 11" x 9' 9" ( 5.46m x 2.97m )

Single integral garage with up and over door,









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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6 The Parade  
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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF313466](http://connells.co.uk/Property/WTF313466)**



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