



Connells

Beechpark Way
Watford



Property Description

Connells are pleased to bring this extended detached house to the market that is situated on a sought after cul-de-sac location in Watford. The property comprises of a two reception rooms, a fitted kitchen/dining room, four well-proportioned bedrooms, as well as a shower room. Benefits include an additional study room, a downstairs cloakroom, an sizeable landscaped rear garden, off-street parking as well as holding the potential for further extension (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.

Entrance Hall

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

Cloakroom

Window to side aspect, WC, wash hand

basin.

Living Room

20' 9" x 13' 4" MAX (6.32m x 4.06m MAX)

Bay window to front aspect, double glazed, gas fire place, television point, telephone point, radiator.

Study

7' 5" x 11' 8" (2.26m x 3.56m)

Sliding patio doors to rear garden, radiator.

Reception Room

15' MAX x 7' 8" (4.57m MAX x 2.34m)

Window to front and side aspect, fitted cupboard, radiator.

Kitchen

17' 3" x 15' 7" (5.26m x 4.75m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, double glazed, sink with drainer, cooker point, plumbing for washing machine and dishwasher, space for fridge/freezer, space for dining area, door to rear garden.

First Floor Landing

Stairs from entrance hall.

Bedroom One

18' 7" x 11' 8" (5.66m x 3.56m)

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

Bedroom Two

11' 8" x 11' 1" (3.56m x 3.38m)

Window to front aspect, double glazed, radiator.

Bedroom Three

9' 1" x 8' 8" (2.77m x 2.64m)

Window to rear aspect, double glazed, radiator.

Bedroom Four

8' 8" x 8' 2" (2.64m x 2.49m)

Window to rear aspect, double glazed, radiator.

Shower Room

Window to rear aspect, large shower cubicle, WC, wash hand basin, radiator.

Outside

Front Garden

Block paved driveway, laid lawn area, side access.

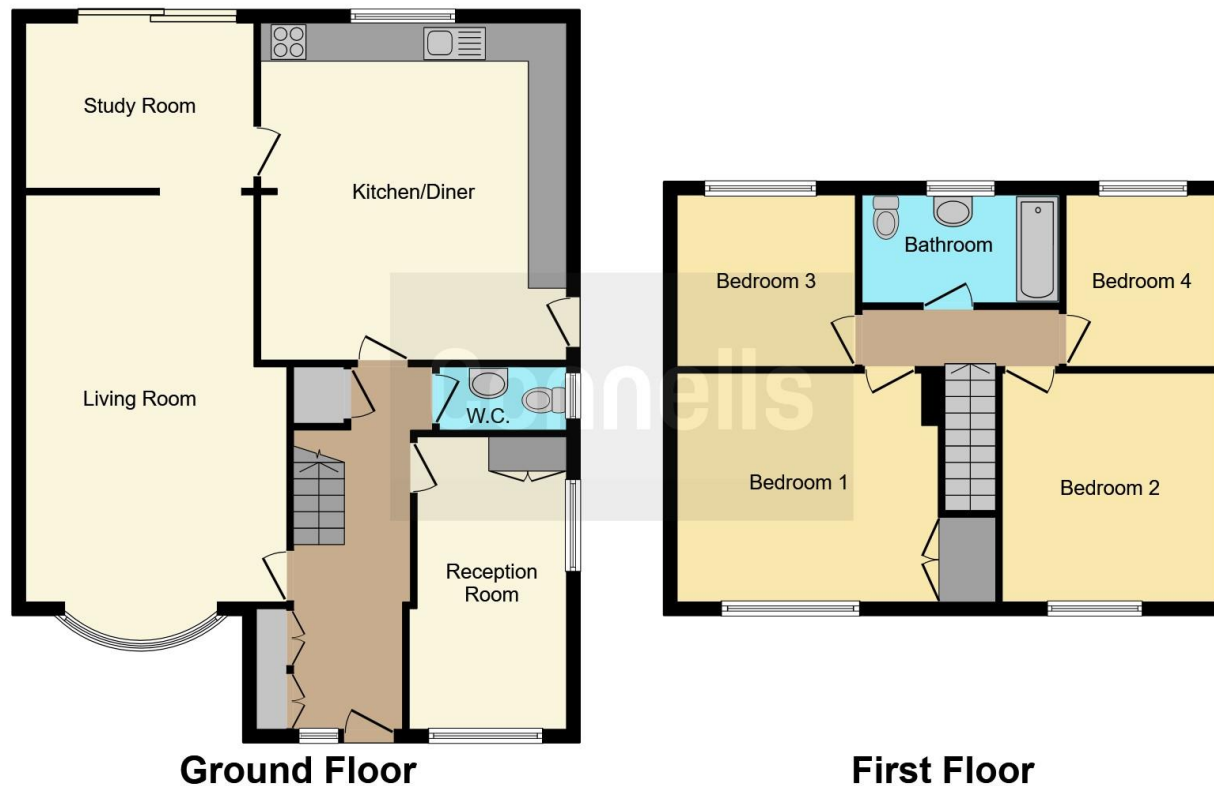
Rear Garden

Patio area, stairs to raised laid lawn, shrubberies, trees, shed, 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

view this property online connells.co.uk/Property/WTF313501

Tenure: Freehold



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Awaiting Photograph