



Connells

Pinewood Close
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this charming, semi-detached house to the market that is situated on a sought-after residential road in Nascot Wood. The property well-presented throughout and briefly comprises of a sizeable reception room, a modern fitted kitchen/ diner with integrated appliances, four well-proportioned bedrooms and a three-piece bathroom suite. Benefits include a downstairs cloakroom, an en-suite and dressing room to the master bedroom, off-street parking, as well as a well-maintained landscaped rear garden that is ideal for outdoor dining and entertaining.

An ideal family home, the property is conveniently located with access to several transport links including being walking distance to Watford Junction Station that has direct links into London Euston as well as the A41 and M1 motorways. There are a variety of well-regarded nurseries, primary schools, and secondary schools within catchments. There are a range of local shops and amenities within walking distance as well as being a short distance from the vibrant Watford High Street and Shopping Centre providing numerous shops, amenities, eateries, entertainment, and recreational facilities.

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

Entrance Hall

Door to front aspect, stairs to first floor

landing, under-stairs storage, radiator.

Cloakroom

WC, wash hand basin, radiator, hand towel rail.

Living Room

15' 6" x 12' 5" (4.72m x 3.78m)

Bi-folding doors to rear aspect, television point, telephone point, radiator.

Kitchen / Diner

20' x 9' 5" (6.10m x 2.87m)

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

Dining area comprised of window to side aspect, double glazed, radiator.

First Floor Landing

Stairs from entrance hall, window to front aspect, double glazed, storage cupboard, stairs to second floor landing.

Bedroom Two

12' 8" x 9' 1" (3.86m x 2.77m)

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

Bedroom Three

12' x 7' 8" (3.66m x 2.34m)

Window to rear aspect, double glazed, radiator.

Bedroom Four

10' 4" x 7' 6" (3.15m x 2.29m)

Window to rear aspect, double glazed, radiator.

Bathroom

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

Second Floor Landing

Stairs from first floor landing.

Bedroom One

17' 6" x 12' 7" (5.33m x 3.84m)

Windows to front aspect, double glazed, radiator, door to dressing room.

Dressing Room

13' 8" x 8' 6" (4.17m x 2.59m)

Window to rear aspect, range of fitted wardrobes, door to en-suite.

En-Suite

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

Outside

Front Garden

Block paved driveway for several cars, side access.

Rear Garden

Landscaped rear garden, paved patio areas, turf area, shrubberies, trees, side access.

Garage

In seperate block, up and over door.

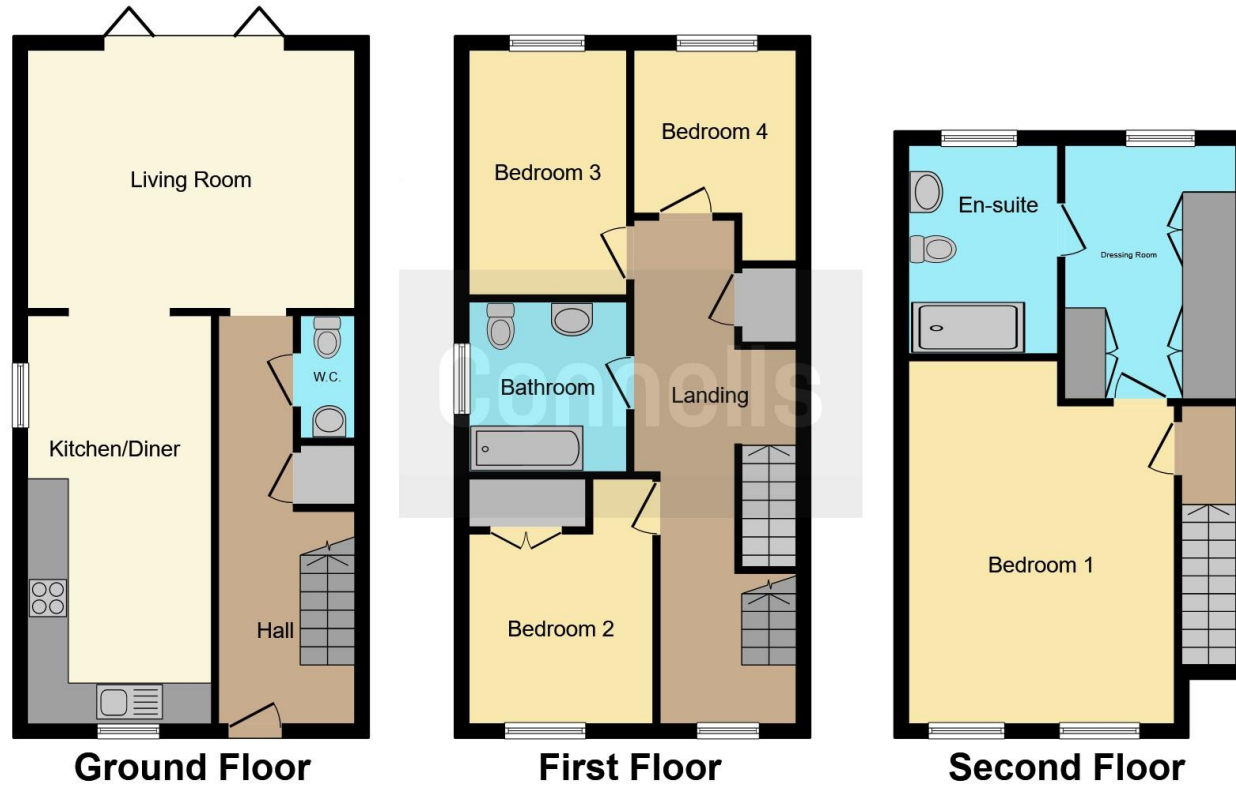
Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









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

T 01923 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313303



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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