



Connells

The Gateway
Watford



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this well-presented brick built end-terraced town house to the market that is situated in West Watford. The property consists of three floors and comprises of a sizeable reception room, a modern fitted kitchen/diner, four well-proportioned bedrooms and family bathroom. Benefits include an additional study room, a downstairs cloakroom, an additional playroom/reception room, an en-suite to the master bedroom, an additional shower room a well-maintained rear garden and two allocated parking spaces.

An ideal family home the property conveniently located with access to several transport links including Watford Met Station as well as the A41, M25 and M1 motorways. There are a variety of nurseries, primary schools and secondary schools within catchments including Watford Grammar Schools. The property is also walking distances to numerous shops and amenities, including Watford High Street and Shopping Centre that provides further shops, amenities, entertainment and recreational facilities.

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

Entrance Hall

Door to front aspect, radiator, storage cupboards, stairs to first floor landing.

Cloakroom

WC, wash hand basin with storage, radiator.

Playroom / Conversion

15' 5" x 8' 4" (4.70m x 2.54m)

Window to side aspect, double glazed, radiator.

Kitchen / Diner

14' 5" x 12' (4.39m x 3.66m)

Fitted kitchen with 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 oven, plumbing for washing machine, integrated fridge/freezer, radiator.

Conservatory

14' 6" x 8' 9" (4.42m x 2.67m)

Windows to rear aspect, double glazed, radiator, door to rear garden.

First Floor Landing

Stairs from entrance hall, stairs to second floor landing.

Living Room

14' 6" x 10' (4.42m x 3.05m)

Windows to rear aspect, double glazed, television point, telephone point, radiator.

Bedroom Three

10' 5" x 7' 7" (3.17m x 2.31m)

Window to front aspect, double glazed, radiator.

Bedroom Four

11' 6" x 7' 2" (3.51m x 2.18m)

Window to front aspect, double glazed, radiator.

Study

7' 5" x 5' 2" (2.26m x 1.57m)

Radiator.

Shower Room

Shower cubicle, WC, wash hand basin with storage.

Second Floor Landing

Stairs from first floor landing.

Bedroom One

14' 6" x 10' 6" (4.42m x 3.20m)

Windows to front aspect, double glazed, radiator.

En-Suite

Shower cubicle, WC, wash hand basin, hand towel rail.

Bedroom Two

14' 8" x 12' 2" (4.47m x 3.71m)

Windows to rear aspect, double glazed, radiator.

Bathroom

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

Outside

Front Garden

Two off-street parking spaces.

Rear Garden

Paved patio area, laid lawn.









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

view this property online connells.co.uk/Property/WTF313451

Tenure: Freehold



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