



Connells

Ganton Walk
Watford



Property Description

**** NO UPPER CHAIN ****

**** BISF CONSTRUCTED ****

Connells are pleased to bring this well-presented British steel framed semi-detached house to the market that is situated on a quiet cul-de-sac off a popular residential road in South Oxhey. The property comprises of a two reception rooms, a fitted kitchen, three well-proportioned bedrooms and shower bathroom suite. Benefits include a sizeable un-overlooked mature rear garden, a separate utility area/ lean-to, communal off-street residential parking bays, the scope for modernisation and the potential to extend (STPP).

An ideal family home, the property is conveniently located with access to several transport links including Carpenders Park Station as well as the A41 and M1 motorways. There are a variety of local shops and amenities within walking distance with further shops, eateries, entertainment and recreational facilities in Watford High Street and Shopping Centre. There are a variety of nurseries, primary schools and secondary schools within catchments.

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

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 time frames involved.

Entrance Hall

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

Living Room

13' 8" x 12' 6" (4.17m x 3.81m)

Window to front aspect, feature fire place, television point, radiator, double doors to dining room.

Dining Room

10' 4" x 8' 8" (3.15m x 2.64m)

Window to rear aspect, radiator.

Kitchen

10' 8" x 8' 6" (3.25m x 2.59m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, gas cooker point, plumbing for washing machine, space for fridge/freezer.

Utility Area

Window to side aspect, door to rear garden.

Cloakroom

Window to side aspect, WC.

First Floor Landing

Window to side aspect.

Bedroom One

12' 6" x 12' 3" (3.81m x 3.73m)

Window to front aspect, built in wardrobe, airing cupboard with shelving, radiator.

Bedroom Two

13' 7" x 9' 1" (4.14m x 2.77m)

Window to rear aspect, built in wardrobe, radiator.

Bedroom Three

9' 4" MAX x 8' 5" MAX (2.84m MAX x 2.57m MAX)

Window to front aspect, radiator.

Shower Room

Window to rear aspect, shower cubicle, WC, vanity wash basin.

Outside

Front Garden

Paved area and shrubberies.

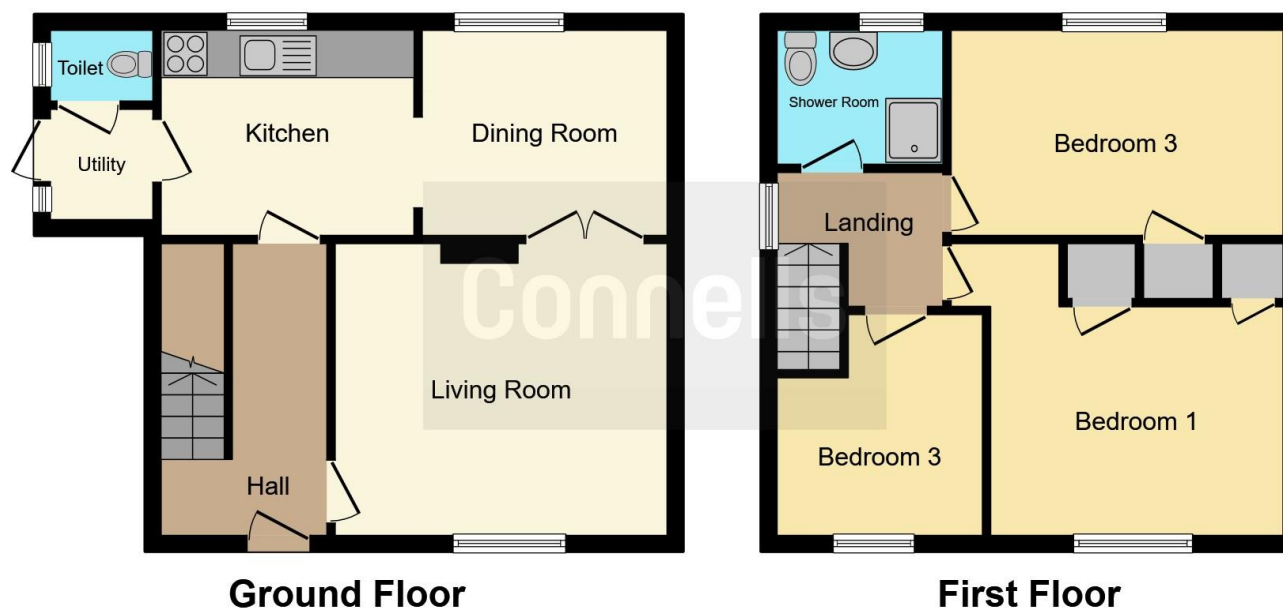
Rear Garden

Un-overlooked rear garden, paved patio area. shrubberies and trees, attached garden store with electric and gas supply and housing condensing gas boiler.









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: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313505



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