



Connells

Bellamy Close
Watford



Property Description

Connells are pleased to offer this extended end-terraced house to the market that is located on a popular residential road in the sought after Nascot Wood area. The property comprises of two reception rooms, a modern fitted kitchen, four well-proportioned bedrooms and two bathroom suites. Benefits include a well-presented a new fitted boiler, large rear garden, a large driveway, a garage on separate block 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 Metropolitan Line and Watford Junction stations that provide direct links into London Euston as well as the A41, M1 and M25 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments. A range of local shops and eateries are within proximity as well as being a short walk to Cassiobury Park, Watford Town Centre is also 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.

Entrance Hall

Door to front aspect, window to front aspect.

Dining Room

16' 3" x 14' 6" (4.95m x 4.42m)

Window to rear aspect, patio door to rear garden, under-stairs storage, radiator, stairs to first floor landing.

Living Room

27' 3" x 14' 7" (8.31m x 4.45m)

Window to front and rear aspect, television point, telephone point, feature fire place, radiator.

Kitchen

10' 5" x 9' 9" (3.17m x 2.97m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, range cooker point with extractor hood, integrated dishwasher, space for fridge/freezer, breakfast bar.

First Floor Landing

Stairs from entrance hall, utility/storage cupboard housing plumbing for washing machine.

Bedroom One

18' 8" x 15' 4" (5.69m x 4.67m)

Window to rear aspect, fitted wardrobes, radiator.

En-Suite

Window to front aspect, bath with mixer taps, shower cubicle, wash hand basin, WC,

radiator, hand towel rail.

Bedroom Two

11' 3" x 9' 3" (3.43m x 2.82m)

Window to front aspect, built in cupboard, radiator, loft access.

Bedroom Three

8' 3" x 9' 7" (2.51m x 2.92m)

Window to rear aspect, radiator.

Bedroom Four

10' 4" x 6' 5" (3.15m x 1.96m)

Window to rear aspect, radiator.

Bathroom

Window to front aspect, bath with mixer taps and overhead shower, WC, wash hand basin, radiator, hand towel rail.

Outside

Front Garden

Block paved driveway for several cars, side access.

Garage

In separate block, up and over door.

Rear Garden

Paved patio area, laid lawn, shrubberies and trees. sheds.

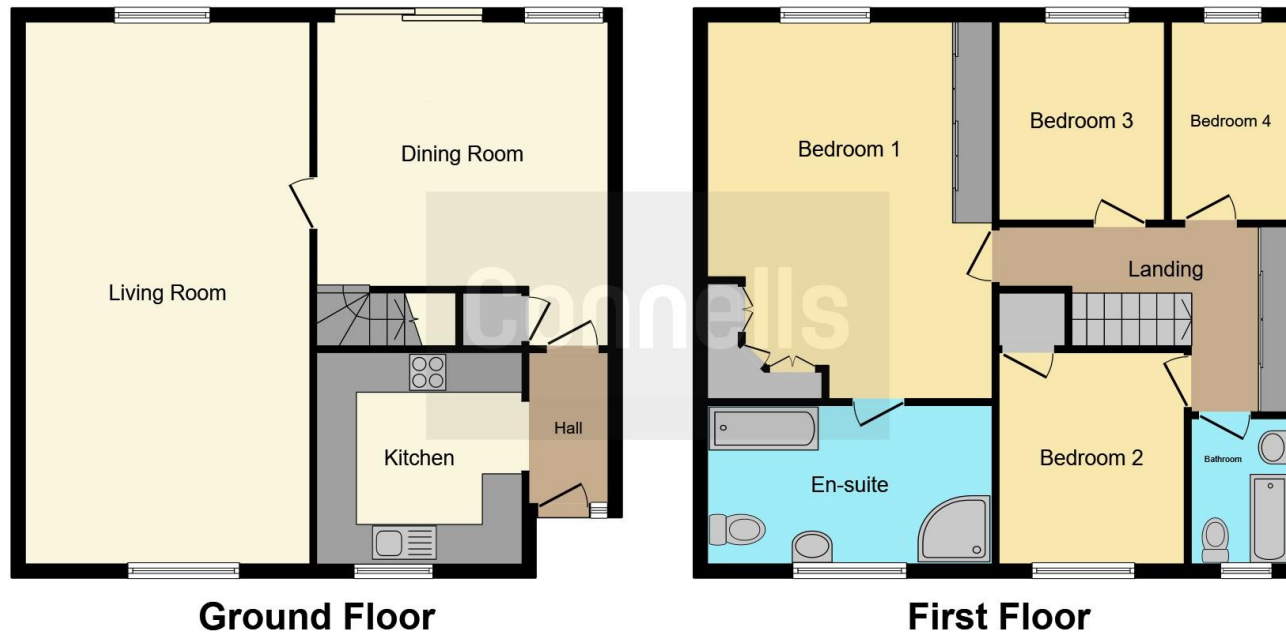
Agents Note

It is our understanding that the property is under a tree preservation order. Your conveyancer will take the necessary steps and advise you accordingly.









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

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313421



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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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