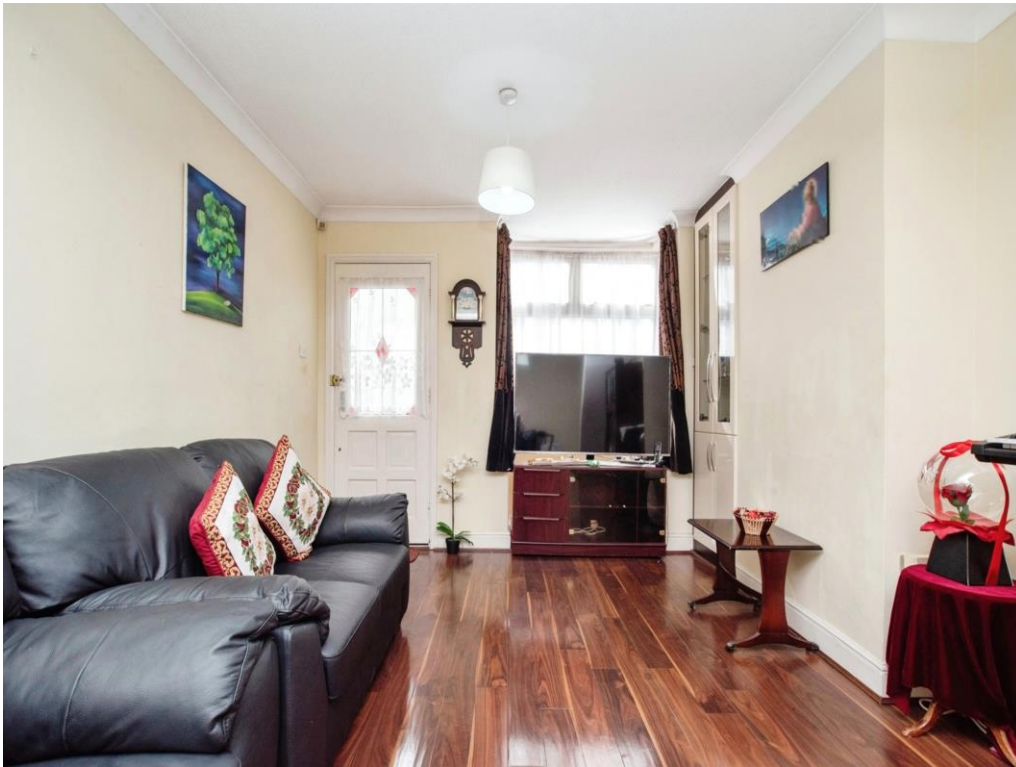




**Connells**

Chester Road  
Watford



## Property Description

Connells are pleased to bring this well-presented end-terrace house to the market that is situated on a popular residential road in West Watford. The property comprises of a large through lounge, a modern fitted kitchen, two double bedrooms as well as a family style bathroom. Benefits include a cloakroom, an easily maintainable rear garden, new roofing, permitted parking as well as holding the potential to extend (STPP).

The property is located with access to several transport links including Watford Metropolitan and Watford High Street Station, as well as the A41 and M1 motorways. There are a variety of well-regarded primary and secondary schools within catchments including both Watford Grammar Schools. The property is walking distance to the ever popular Cassiobury Park, Watford General Hospital, Watford Town Centre and Atria Shopping Centre with its vast array of shops, eateries, entertainment and recreational facilities.

Viewing is highly recommended.

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

## Entrance Porch

Door to front aspect, door to lounge.

## Lounge / Dining Room

25' 3" x 11' 4" ( 7.70m x 3.45m )

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

point, stairs to first floor landing.

## Kitchen

19' 3" x 10' 9" MAX ( 5.87m x 3.28m MAX )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, wall mounted boiler, plumbing for washing machine, door to rear garden.

## Cloakroom

Window to rear aspect, WC, wash hand basin, radiator.

## First Floor Landing

Stairs from lounge/diner.

## Bedroom Two

11' 4" x 10' 2" ( 3.45m x 3.10m )

Window to front aspect, radiator, fitted cupboard.

## Bedroom One

12' 2" x 8' 3" ( 3.71m x 2.51m )

Window to rear aspect, radiator, fitted cupboard, loft access, door to bathroom.

## Bathroom

Window to side aspect, bath with mixer taps and shower attachment, WC, wash hand basin, airing cupboard.

## Outside

### Rear Garden

Paved patio area, laid lawn, shed.

### Parking

Permitted parking via local council.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF313597](http://connells.co.uk/Property/WTF313597)**



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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