



**Connells**

Gladstone Road  
Watford



## Property Description

**\*\* GUIDE PRICE £425,000 - £450,000 \*\***  
Connells are pleased to bring this well-presented mid-terraced house to the market that is situated on a popular residential road in Central Watford. The property comprises of two reception rooms with period features, a fitted kitchen, three double bedroom and a family bathroom suite. Benefits include an additional basement room, a well-maintained rear garden, permitted parking as well as holding the potential to extend (STPP).

An ideal family home, the property is conveniently located with access to several transport links including Watford Junction Station and Watford High Street Station with direct links into London Euston. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments, including Watford Girls Grammar School. The property is also within walking distance to Watford Town Centre which includes the Atria Shopping Centre and a wide selection of local shops, 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, radiator.

## Dining Room

13' 5" Into Bay x 10' 5" ( 4.09m Into Bay x 3.17m )

Bay window to front aspect, feature fire place, radiator.

## Living Room

12' 3" x 11' 1" ( 3.73m x 3.38m )

Window to rear aspect, open fire place, radiator, fitted cupboard.

## Kitchen

10' 5" x 8' ( 3.17m x 2.44m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, gas cooker point, wall mounted boiler, space for under-counter fridge/freezer, plumbing for washing machine, door to rear garden, stairs to basement.

## Bathroom

Window to rear aspect, bath with mixer taps and shower attachment, WC, wash hand basin, hand towel rail.

## Basement Room

13' 5" Into Bay x 13' 7" ( 4.09m Into Bay x 4.14m )

Fire safety window to front aspect, lighting and electric.

## First Floor Landing

Stairs from entrance hall, access to insulated loft, storage cupboard.

## Bedroom One

13' 5" x 12' 3" ( 4.09m x 3.73m )

Window to front aspect, feature fire place, radiator.

## Bedroom Two

12' 3" x 8' 5" ( 3.73m x 2.57m )

Window to rear aspect, feature fire place, radiator.

## Bedroom Three

10' x 8' ( 3.05m x 2.44m )

Window to rear aspect, feature fire place, radiator.

## Outside

### Rear Garden

Paved patio area, laid lawn, shrubberies.

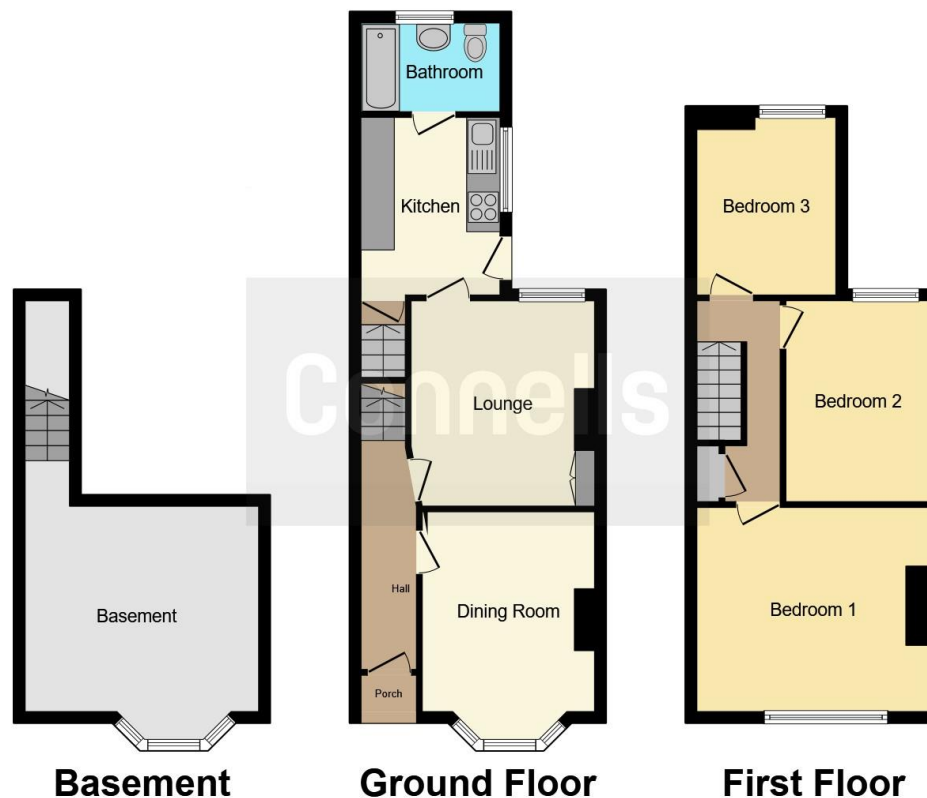
## Parking

On-street permitted parking.









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)**

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WTF313581](http://connells.co.uk/Property/WTF313581)**

Tenure: Freehold



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