



Connells

Cardiff Road  
Watford



## Property Description

Connells are delighted to offer for sale this well-presented, end terraced property located within a prime position of Watford. Comprising of two reception rooms, a modern fitted kitchen with direct access to the rear garden and two generous bedrooms with en-suite bathrooms.

The property is located within easy reach of Watford Grammar School for Girls, Watford Town Centre and ideally placed for easy access to both Watford High Street Station and Bushey Train Station. Other benefits include a private rear garden with gated side access, permit parking to the front of the property and potential for a loft extension (STPP), making this an ideal family home.

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

## Entrance

### Living Room

11' 5" x 11' 1" ( 3.48m x 3.38m )

Window to front aspect, radiator, television point.

### Dining Room

11' 5" x 11' 5" ( 3.48m x 3.48m )

Window to rear aspect, radiator, storage cupboard and door to kitchen.

## Kitchen

12' 9" x 6' 2" ( 3.89m x 1.88m )

Door to rear garden, windows to side and rear aspect, wall and base level units with work surfaces over, stainless steel sink unit with mixer tap, wall mounted boiler, radiator, extractor fan, fridge, freezer, washing machine, dishwasher, oven and hob.

## First Floor Landing

### Bedroom One

11' 5" x 11' 5" ( 3.48m x 3.48m )

Window to rear aspect, built in wardrobes, radiator, door to en-suite.

### En-Suite Bathroom

Window to rear aspect, bath with shower over, wash hand basin, WC, heated towel rail, extractor fan and part tiled walls.

### Bedroom Two

11' 5" x 11' 1" ( 3.48m x 3.38m )

Window to front aspect, radiator, door to en-suite.

### En-Suite

Shower cubicle, WC, wash hand basin, radiator and extractor.

## Outside

### Rear Garden

Enclosed rear garden with gated side access and laid to shingle.

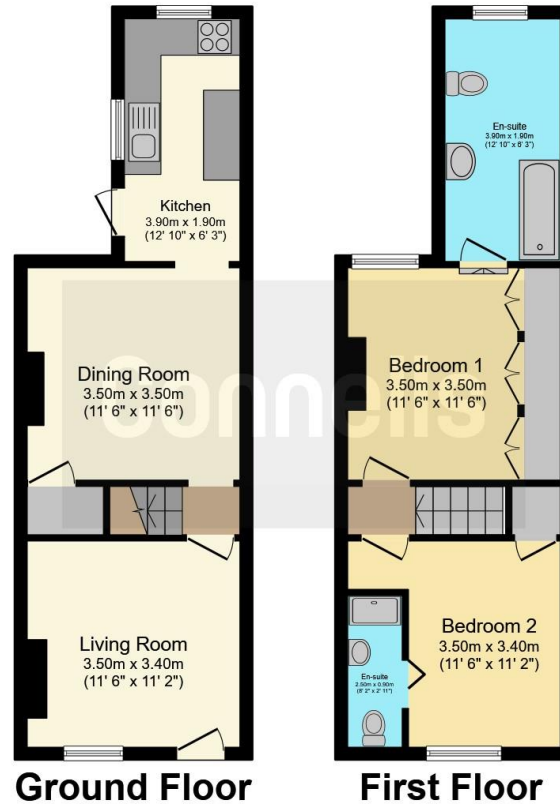
## Parking

Permitted parking.









Total floor area 70.9 sq.m. (763 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01923 230 403**  
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**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF313657](https://www.connells.co.uk/Property/WTF313657)**



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