



Connells

Vicarage Road
Watford



Property Description

Connells are delighted to bring this mid-terraced property to the market that is situated on a sought-after residential road in West Watford. The property comprises of a large through lounge, a fitted kitchen, three well-proportioned bedrooms and a family bathroom. Benefits include an easily maintainable rear garden, on street permit parking as well as holding the potential to extend (STPP).

Situated within easy reach of Watford Town Centre and ideally placed within walking distance to Watford High Street Station with direct links into Euston, as well as easy access to the M1 and A41 motorways. There are a variety of well-regarded schools within catchments including Watford Girls Grammar School. The award winning Cassiobury Park with its hugely popular play area/splash park and woodland are within easy reach, as well as the other recreational facilities to include Watford Leisure Centre and Atria Shopping Centre with its vast array of amenities, eateries, recreational and entertainment facilities.

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

Entrance Porch

Door to front aspect, window to front and side aspect, door to lounge.

Living / Dining Room

23' 5" x 10' 11" (7.14m x 3.33m)

Window to front and rear aspect, feature fire place, radiator, stairs to first floor landing.

Kitchen

10' 9" x 7' 9" (3.28m x 2.36m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, skylights to side aspect, sink with drainer, gas hob with extractor hood, electric oven, plumbing for washing machine, space for fridge/freezer.

Bathroom

Window to side and rear aspect, bath with mixer taps and overhead shower, WC, vanity basin, radiator, heated hand towel rail.

First Floor Landing

Bedroom One

10' 6" x 9' 9" (3.20m x 2.97m)

Window to front aspect, radiator, fitted wardrobes.

Bedroom Two

13' 3" x 8' 3" (4.04m x 2.51m)

Window to rear aspect, radiator, built in wardrobe, door to bedroom three.

Bedroom Three

8' 1" x 6' 10" (2.46m x 2.08m)

Window to side aspect, radiator.

Outside

Rear Garden

Paved, shrubbed borders.









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

T 01923 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313603



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WTF313603 - 0007