



Connells

Grange Close
Watford



Property Description

Connells are delighted to bring this superbly presented detached family home to the market that situated on a desirable and private residential close within the highly sought after Nascot Wood area. Bright and airy throughout the property briefly comprises of two reception rooms, a modern fitted kitchen/diner with separate utility room, four double bedrooms, an additional single bedroom that is currently a walk-in wardrobe, and a family bathroom suite. Benefits include a conservatory, a cloakroom, two en-suite bathrooms, off-street parking for two cars, a garage as well as an easily maintainable rear garden.

An ideal forever home the property is conveniently located with access to several transport links including being walking distance to Watford Junction Station that has direct links into London Euston as well as the M1, M25 and A41 motorways. There are a variety of well-regarded schools within catchments including Watford Boys Grammar School, Watford Girls Grammar School and Nascot Wood Junior School. The property is also within easy reach to the award winning Cassiobury park, Watford Leisure Centre, the 5* luxurious Grove Hotel as well as the vibrant Watford Town Centre with its array of 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, under-stairs storage.

Cloakroom

Window to front aspect, WC, wash hand basin.

Living Room

18' 7" x 11' 3" (5.66m x 3.43m)

Windows to front and side aspect, feature fire place, radiator, television point, telephone point.

Dining Room

11' 8" x 9' 3" (3.56m x 2.82m)

Patio doors to rear garden, radiator.

Kitchen / Diner

17' 9" x 11' 6" (5.41m x 3.51m)

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, integrated dishwasher, space for double fridge/freezer, door to utility and conservatory.

Utility Room

9' 6" x 5' 1" (2.90m x 1.55m)

Comprised of base units with work surfaces to complement, plumbing for washing machine, wall mounted boiler, door to rear garden.

Conservatory

16' 2" x 10' 9" (4.93m x 3.28m)

Windows to rear and side aspect, radiator, doors to rear garden.

First Floor Landing

Stairs from entrance hall, airing cupboard, doors to all rooms.

Bedroom One

12' 5" x 11' 7" (3.78m x 3.53m)

Window to front aspect, radiator, door to en-suite, door to walk in wardrobe/bedroom five.

En-Suite

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

Bedroom Two

11' 8" x 10' 6" (3.56m x 3.20m)

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

En-Suite

Shower cubicle, WC, wash hand basin, heated hand towel rail.

Bedroom Three

16' 8" MAX x 9' (5.08m MAX x 2.74m)

Window to front aspect, radiator.

Bedroom Four

11' 6" x 8' 7" (3.51m x 2.62m)

Window to rear aspect, fitted wardrobes, radiator.

Bedroom Five

9' 2" x 7' (2.79m x 2.13m)

Window to rear aspect, fitted wardrobes, radiator, currently being used as a walk in wardrobe.

Bathroom

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

Outside

Front Garden

Paved driveway for two cars.

Garage

Integrated garage with up and over door, power, light.

Rear Garden

Paved patio area, shrubberies and trees.

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

view this property online connells.co.uk/Property/WTF313357

Tenure: Freehold



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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