



Connells

Pretoria Road
Watford



Property Description

** GUIDE PRICE - £375,000 - £400,000 **

Entrance Porch

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

Reception Room

10' 7" x 10' 8" (3.23m x 3.25m)

Window to front aspect, television point, telephone point, radiator, fire place.

Dining Room

10' 7" x 10' 5" (3.23m x 3.17m)

Window to rear aspect, fire place, radiator, fitted cupboard, stairs to first floor landing, under-stairs storage.

Kitchen

10' 7" x 6' (3.23m x 1.83m)

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

Bathroom

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

First Floor Landing

Stairs from lounge/diner.

Bedroom One

10' 8" x 10' 7" (3.25m x 3.23m)

Window to front aspect, radiator, fitted cupboard, loft access.

Bedroom Two

10' 8" x 10' 7" (3.25m x 3.23m)

Window to rear aspect, fitted cupboard, radiator.

Bedroom Three

11' x 6' (3.35m x 1.83m)

Window to rear aspect, radiator.

Outside

Rear Garden

Fence enclosed, paved, shed, side access.

Parking

Permitted on-street 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

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EPC Rating: D

Tenure: Freehold

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