



Connells

Muirfield Road
Watford



Property Description

Connells are pleased to bring this beautifully presented brick-built end-terrace house to the market that is situated on a quiet residential road in South Oxhey.

The property briefly comprises of a sizeable reception room, a newly re-fitted modern fitted kitchen, three well-proportioned bedrooms and a family bathroom.

With new flooring and radiators throughout, benefits include a porch area, an additional downstairs shower room, a newly fitted boiler, the potential for an additional loft room (stairs already completed), off-street parking, a landscaped rear garden that has access onto the fields, as well as holding the potential to extend (STPP).

An ideal family home, the property is also conveniently located with access to several transport links including Carpenders Park Station that provides direct links into London as well as the A41, M1 and M25 motorways.

There are a variety of amenities, shops, and eateries within proximity as well as Watford High Street and Shopping Centre being a short drive away providing further shops, amenities, eateries and entertainment and recreational facilities.

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

Entrance Porch

Door to front aspect, door to entrance hall.

Entrance Hall

Radiator, under-stairs storage, stairs to first floor landing.

Cloakroom

WC, vanity wash hand basin, heated hand towel rail.

Living Room

17' 7" x 15' 5" (5.36m x 4.70m)

Window to rear aspect, radiators, television point, telephone point, newly fitted sliding patio doors to rear garden.

Kitchen / Diner

14' 5" x 9' 2" (4.39m x 2.79m)

Modern fitted kitchen comprised of wall and base units with granite work-surfaces and splash-backs to complement, window to front aspect, sink with drainer, eye level electric oven, integrated microwave, electric hob with extractor hood, plumbing for dishwasher and washing machine, space for fridge/freezer, granite flooring, breakfast bar overlooking the lounge.

First Floor Landing

Stairs from entrance hall, door to stairs to loft room.

Bedroom One

15' x 8' 8" (4.57m x 2.64m)

Window to rear aspect, radiator, fitted wardrobes.

Bedroom Two

14' 2" x 9' 2" (4.32m x 2.79m)

Window to front aspect, radiator,

Bedroom Three

11' 5" x 6' 9" (3.48m x 2.06m)

Window to rear aspect, radiator.

Shower Room

Window to rear aspect, walk in shower with waterfall shower head, WC, vanity basin, heated and towel rail, natural stone tiling.

Loft Room

Architectural drawing and steel calculation are all within permitted development for loft room, stairs already built.

Outside

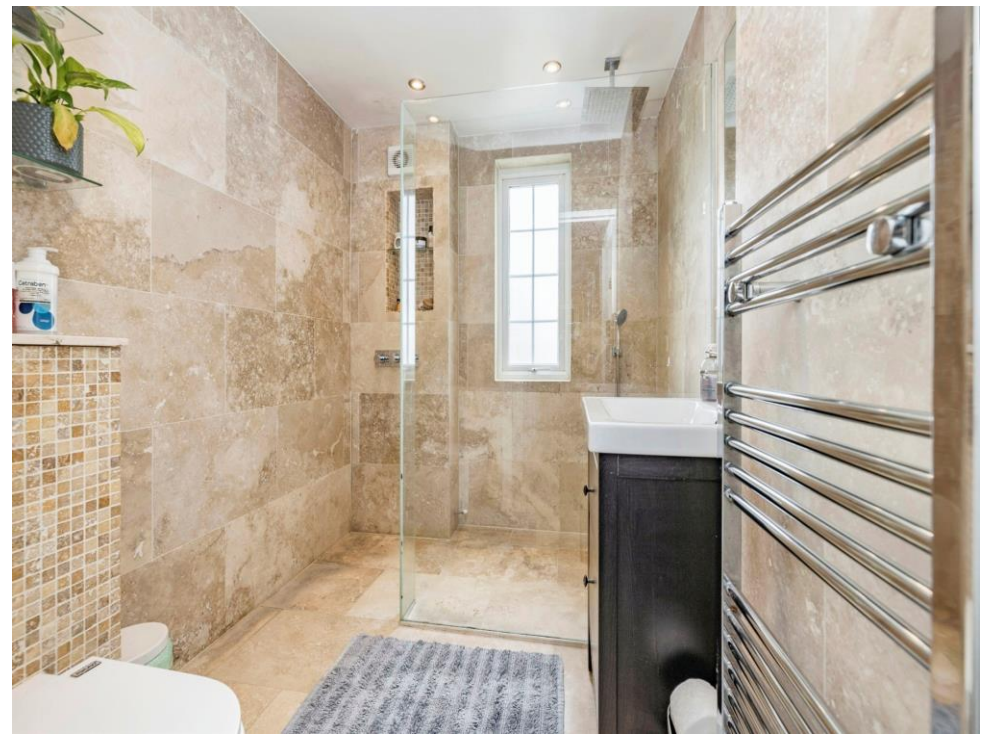
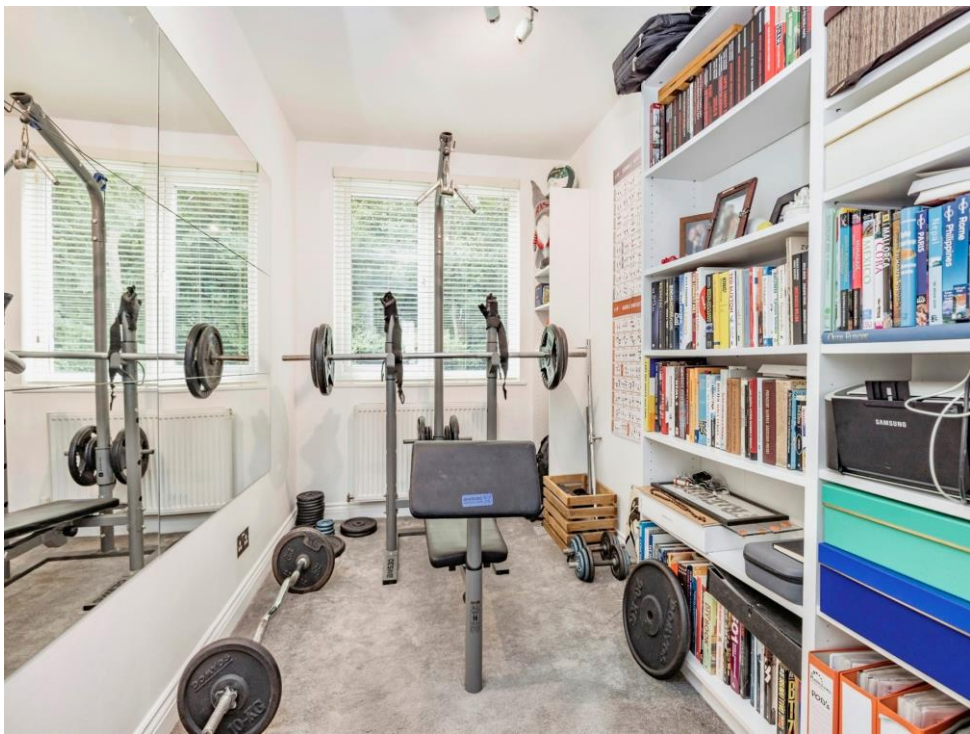
Front Garden

Off-street parking to side of property.

Rear Garden

Paved patio area, laid lawn area, gate with access to fields behind the property.









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: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313407



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