



Connells

Ashby Road
Watford



Property Description

Connells are delighted to bring this well-presented extended mid-terraced house to the market that is situated on a popular residential road in North Watford. The property comprises of a sizeable reception/dining room, a modern fitted kitchen, three well-proportioned bedrooms and family bathroom. Benefits include sash windows, permitted on-street parking, a well-maintained extensive rear garden with a summerhouse.

An ideal family home, the property is conveniently located with access to several transport links including being walking distance to North Watford and Watford Junction Station as well as the M1, M25 & A41 motorways. There are a variety of well-regarded schools within catchments, a range of local shops and amenities within proximity as well as being a short distance from Watford High Street and Shopping Centre that provides numerous shops, eateries, entertainment, and recreational facilities.

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

Entrance Porch

Front door, built in shelving, door to living room.

Living / Dining Room

26' 9" x 11' 5" (8.15m x 3.48m)

Sash windows to front and rear aspect, feature fire place, radiator, television point,

telephone point.

Kitchen

18' 7" x 7' 2" (5.66m x 2.18m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear and side aspect, butler sink, electric oven, gas hob with extractor hood, plumbing for washing machine, dishwasher, space for under-counter fridge and freezer, space for tumble dryer, stairs to first floor landing, door to rear garden.

First Floor Landing

Stairs from kitchen to first floor landing, window to side aspect, radiator, stairs to second floor.

Bedroom Two

10' x 10' 5" (3.05m x 3.17m)

Sash window to front aspect, radiator, fitted wardrobes.

Bedroom Three

10' 7" x 8' 2" (3.23m x 2.49m)

Sash window to rear aspect, radiator, under-stairs storage.

Bathroom

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

Second Floor

Stairs from first floor landing.

Bedroom One

21' x 11' 9" (6.40m x 3.58m)

Windows to rear aspect, velux window to front aspect, radiator,

Outside

Front Garden

Rear Garden

Paved patio area, wooden decking area, laid lawn, shrubberies and trees, access to summerhouse.

Summer House:

Gym/Studio

11' 2" x 10' 7" (3.40m x 3.23m)

Study

5' 6" x 10' 7" (1.68m x 3.23m)









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

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313652



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