



Connells

Barnhurst Path
Watford



Property Description

Connells are pleased to bring this well-presented end-terrace house to the market that is situated on a popular residential road in Watford.

The property briefly comprises of a sizeable reception room, a modern integrated fitted kitchen, three well-proportioned bedrooms and modern four-piece bathroom suite. Benefits a guest cloakroom, easily maintainable front and rear gardens, an outhouse with power, lighting, air-conditioning unit, fibre broadband and plumbing as well as holding the potential to extend (STPP).

The property is located within a prime position, just a stone's throw away from several transport links including Carpenders Park Station the A41 & M1 motorways. There are a variety of well-regarded primary schools, secondary schools and nurseries within catchments. There are a range of local amenities and parks within walking distances as well as Watford Town centre being just a short drive away providing further amenities, eateries, entertainment and recreational facilities.

Viewings are highly recommended.

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

Entrance Porch

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

Entrance Hall

Window to front aspect, stairs to first floor landing, under-stairs storage, radiator, telephone point, fibre broadband ethernet point.

Cloakroom

Window to rear aspect, WC, wash hand basin.

Living Room

13' 4" x 12' 5" (4.06m x 3.78m)

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

Kitchen

13' 7" x 10' 8" (4.14m x 3.25m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, stainless steel sink with drainer, gas hob with extractor hood, integrated eye level electric oven, integrated dishwasher, washing machine, ironing board & fridge/freezer, secondary integrated fridge, breakfast bar, television point.

First Floor Landing

Stairs from entrance hall, access to part insulated loft with lighting, electrics and wall mounted boiler.

Bedroom One

14' 6" x 11' 4" (4.42m x 3.45m)

Window to front aspect, built in wardrobes, radiator.

Bedroom Two

14' 2" x 10' 3" (4.32m x 3.12m)

Window to front aspect, radiator.

Bedroom Three

8' 6" x 8' 8" (2.59m x 2.64m)

Window to rear aspect, built in wardrobe, radiator.

Bathroom

Windows to rear aspect, double shower cubicle, bath with mixer taps, vanity basin, WC, hand towel rail.

Outside

Front Garden

Landscaped front garden.

Rear Garden

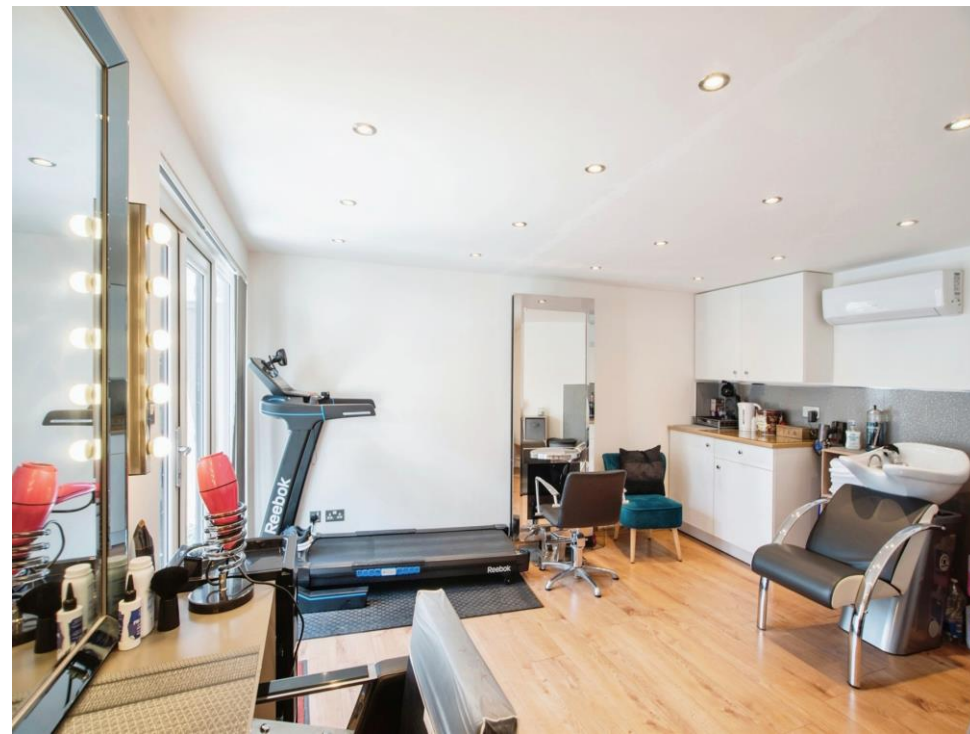
Paved patio area, composite decking, shed with power, large outbuilding with electrics.

Studio / Outbuilding

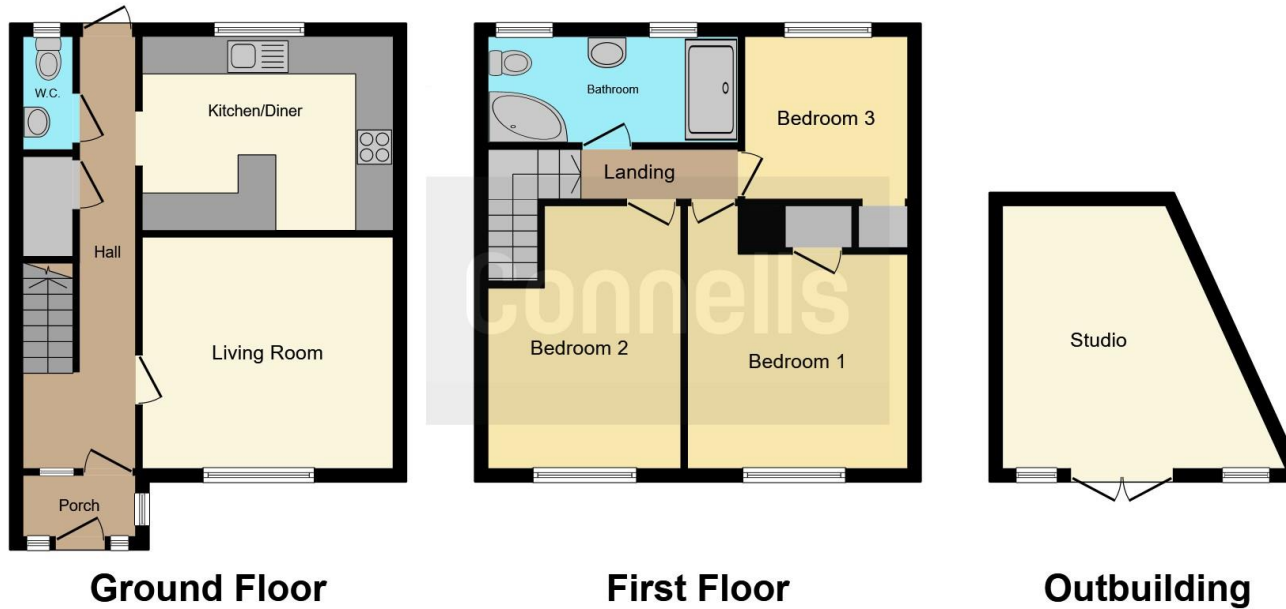
14' 8" x 14' 2" (4.47m x 4.32m)

Door to front aspect, windows to front aspect, lighting, electrics, plumbing, air-conditioning unit, wall and base unit, fibre broadband ethernet point.









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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6 The Parade
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EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313541



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