



Connells

Church Road
Watford



Property Description

Connells are delighted to bring this charming Victorian mid-terrace property to the market that is situated on a popular residential road in the highly desirable Nascot Wood area. Oozing curb appeal, the property briefly comprises of a sizeable reception room, a modern fitted kitchen with separate utility area, two well-proportioned bedrooms as well as a family bathroom suite. Benefits include character features including coving, exposed brick work and original feature fire places, a well-maintained enclosed rear garden with outbuilding, on-street permitted parking as well as holding the potential to extend (STPP).

Ideal for first time buyers the property is conveniently located with access to several transport links including being walking distance to Watford Junction Station as well as the M25, M1 & A41 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments including Watford Grammar Schools and Nascot Wood Junior School. There are a range of local shops and amenities within walking distance as well as the vibrant Watford High Street and Shopping Centre being a short distance away providing further eateries, entertainment and recreational facilities.

Entrance

Door to front aspect into living room.

Living Room

12' x 10' 11" (3.66m x 3.33m)

Sash windows to front aspect, television point, telephone point, radiator, coving, original fire place.

Kitchen

10' 11" x 8' 11" (3.33m x 2.72m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for dishwasher, stairs to first floor landing.

Utility Room

6' x 4' 8" (1.83m x 1.42m)

Space for fridge/freezer, plumbing for washing machine, doors to rear garden.

Bathroom

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

First Floor Landing

Stairs from entrance hall.

Bedroom One

12' x 11' (3.66m x 3.35m)

Window to front aspect, exposed brick wall, built in wardrobe, coving, radiator.

Bedroom Two

8' 9" x 7' (2.67m x 2.13m)

Window to rear aspect, storage cupboard, loft access.

Outside

Front Garden

Paneled front gate.

Rear Garden

Paved patio area, laid lawn, full enclosed, access to storage and outbuilding.

Outbuilding

Brick built, door and windows. Potential to be converted into a home office.

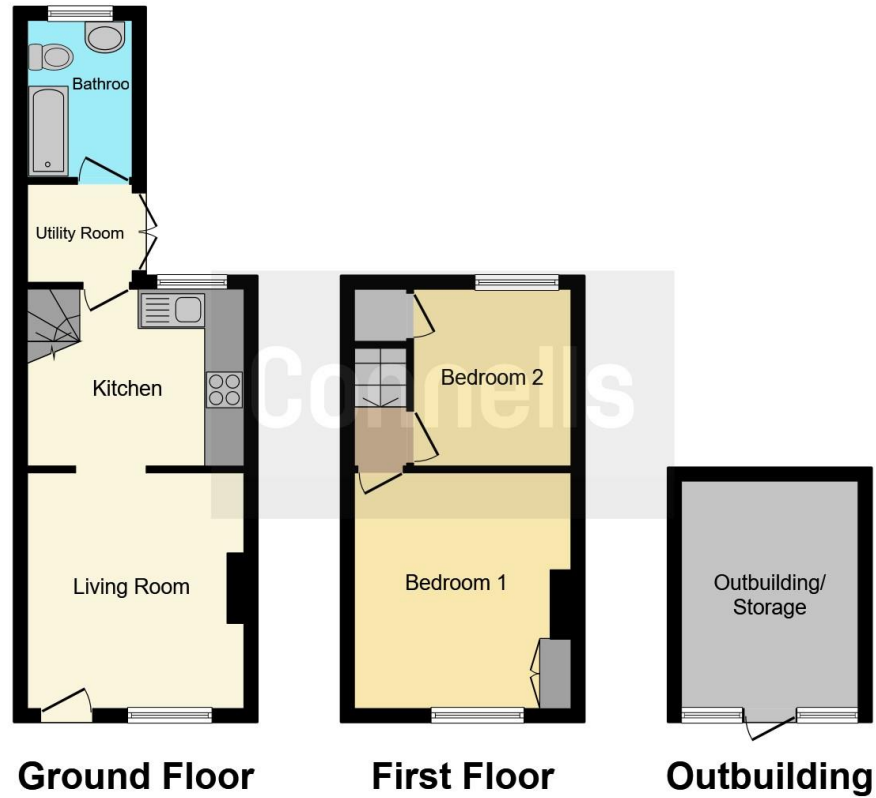
Parking

On-street permitted 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

view this property online connells.co.uk/Property/WTF313666

Tenure: Freehold



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