



Connells

Pioneer Way
Watford



Property Description

Connells are delighted to bring this well-presented mid-terraced house to the market that is located on a sought-after residential road in West Watford. The property briefly comprises a sizeable reception room, a modern re-fitted kitchen, two double bedrooms and a re-fitted family bathroom. Benefits include off-street parking for several cars, a large conservatory room, a well-maintained rear garden as well as holding the potential to extend.

Ideal for first time buyers or investors, the property is located within a prime position for access to several transport links including Watford Metropolitan Station as well as the A41, M25 and M1 motorways. There are a variety of well-regarded schools within catchments including Watford Boys Grammar Schools. There is also easy access to Watford General Hospital as well as Watford Town Centre offering a wide variety of amenities, eateries, entertainment and recreational facilities.

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

Entrance Hall

Door to front aspect, radiator.

Living Room

14' 3" x 11' 8" (4.34m x 3.56m)

Window to rear aspect, television point, telephone point, radiator, stairs to first floor landing, under-stairs storage.

Conservatory

10' 5" x 11' 8" (3.17m x 3.56m)

Windows to rear aspect, radiator, door to rear garden.

Kitchen

11' 1" x 8' 2" (3.38m x 2.49m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, stainless steel sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

First Floor Landing

Stairs from living room, loft access.

Bedroom One

7' 2" x 11' 7" (2.18m x 3.53m)

Window to front aspect, built in wardrobe, radiator.

Bedroom Two

9' 1" x 11' 7" (2.77m x 3.53m)

Window to rear aspect, fitted wardrobes, radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, heated hand towel rail.

Outside

Front Garden

Driveway for 3 cars.

Rear Garden

Paved patio area, laid lawn, shed.









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: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313667



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