



Connells

Goodwood Avenue
Watford



Property Description

Connells are delighted to bring this well-presented semi-detached house to the market that is situated on a popular residential road in North Watford. The property has been refurbished throughout briefly comprises of a welcoming porch, two reception rooms, a modern fitted kitchen, three well-proportioned bedrooms and a modern shower suite. Benefits include ample storage throughout, off-street parking for several cars, a garage with electrics, a well-maintained South-West facing rear garden, a studio with lighting and electrics as well as holding the potential to extend (STPP).

The ideal family home, the property is conveniently located with access to several transport links including being a short distance to North Watford and Watford Junction Station as well as the M1, M25 & A41 motorways. The property is within catchments to a variety of well-regarded nurseries, primary schools and secondary schools.

There are a range of local shops and amenities within proximity as well as being a short drive 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

Door to front aspect, windows to side aspect, door to entrance hall.

Entrance Hall

Door to front aspect, window to side aspect, stairs to first floor landing, under-stairs storage, radiator.

Living Room

16' 5" x 12' 10" (5.00m x 3.91m)

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

Dining Room

11' x 10' 11" (3.35m x 3.33m)

Sliding patio doors to rear garden, radiator.

Kitchen

11' 5" x 6' 5" (3.48m x 1.96m)

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

First Floor Landing

Stairs from entrance hall, window to side aspect, radiator, access to boarded loft.

Bedroom One

12' 9" x 11' (3.89m x 3.35m)

Window to front aspect, fitted wardrobes,

radiator.

Bedroom Two

11' x 10' 11" (3.35m x 3.33m)

Window to rear aspect, fitted wardrobes, radiator.

Bedroom Three

7' 3" x 6' 4" (2.21m x 1.93m)

Window to front and side aspect, radiator.

Bathroom

Window to rear aspect, shower cubicle, vanity basin, WC, heated hand towel rail.

Outside

Front Garden

Off-street parking for two cars, access to garage, side access to garden.

Garage

20' 9" x 8' (6.32m x 2.44m)

Up and over door, electrics, windows to side and rear aspect, door to rear garden.

Rear Garden

South-West facing, crazy paved patio area, garage access, laid lawn area, access to studio, side access.

Studio

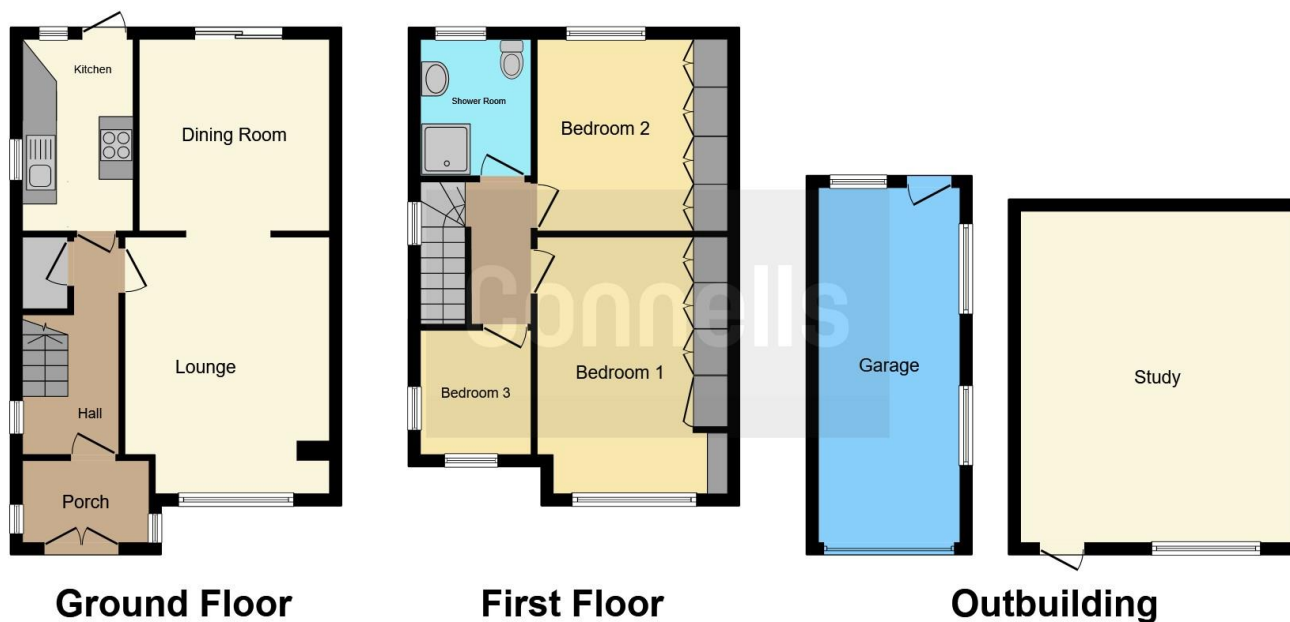
19' 2" x 15' 10" (5.84m x 4.83m)

Window to front aspect, door to front aspect, electrics and lighting.









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/WTF313734



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Property Ref: WTF313734 - 0002