



**Connells**

Prestwick Road  
Watford



### Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are pleased to bring this well-presented NBSC PRC repaired mid-terraced property to the market that is situated on a popular residential road in Watford.

The property has been renovated to a high standard throughout and comprises of a sizeable reception room, a modern fitted kitchen / diner, three well-proportioned bedrooms and a family bathroom suite. Benefits include a downstairs cloakroom, the potential for a driveway (drop curb permission granted), well-kept landscaped rear garden 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.

### Entrance Porch

Door to front aspect, windows to front aspect, door to living room.

### Living Room

15' 5" x 12' 5" ( 4.70m x 3.78m )

Window to front aspect, feature fire place, television point, telephone point, radiator, stairs to first floor landing.

### Kitchen / Dining Room

15' 7" x 9' 9" ( 4.75m x 2.97m )

Modern 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, electric oven, plumbing for washing machine, space for fridge/freezer, door to rear garden, storage cupboard, door to cloakroom.

### Cloakroom

WC.

### First Floor Landing

Stairs from entrance hall, storage cupboard.

### Bedroom One

11' 7" x 10' 2" ( 3.53m x 3.10m )

Window to rear aspect, radiator, built in wardrobe.

### Bedroom Two

11' x 10' 9" ( 3.35m x 3.28m )

Window to front aspect, radiator.

### Bedroom Three

7' 3" x 7' 3" ( 2.21m x 2.21m )

Window to front aspect, radiator.

## Bathroom

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

## Outside

### Front Garden

Block paved driveway, (planning granted for drop curb).

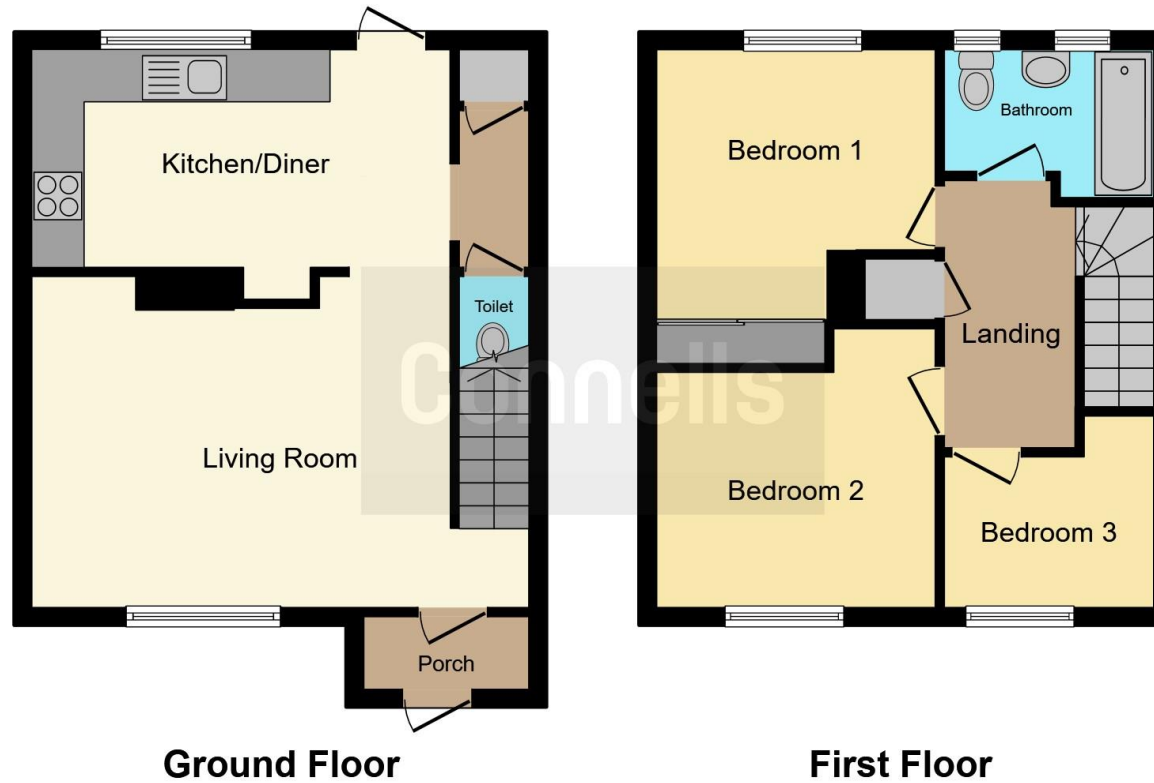
### Rear Garden

Astro turf, decking, 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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WTF313758](http://connells.co.uk/Property/WTF313758)**

Tenure: Freehold



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