



**P**  
Mon - Sat  
8.00 am - 6.30 pm  
Permit holders  
only  
Match days only  
Mon - Fri  
8 am - 10 pm  
Saturday  
& Bank Holiday  
8.00 am - 6.30 pm  
Sunday  
1.00 - 6.30 pm

14

12

10

Connells

Lammas Road  
Watford



## Property Description

Connells are pleased to bring this well-presented mid-terrace house to the market that is situated on a popular residential road in Central Watford. The property comprises of two reception rooms, a fitted kitchen, two double bedroom and downstairs family bathroom suite. Benefits include character features throughout, permitted on-street parking, an easily maintainable rear garden as well as holding the potential to extend (STPP).

An ideal family home, the property is situated close to Watford Town Centre with its extensive regional facilities and Watford Junction Station with its fast services to Euston, approximately 20 minutes journey time, Watford High Street which is a five minutes' walk from the property, with Bushey Mainline Station being a 10 minutes' walk away as well as easy access to the M1, A41 and M25 motorways. Other amenities within proximity of the property include Cassiobury Park, and several reputable local schools, including Watford Grammar School for girls and boys. It is also just a short walk to the high street and the shopping centre featuring entertainment and recreational facilities, restaurants, bars and shops.

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

## Entrance

Door to front aspect.

## Living Room

11' 4" x 10' 8" ( 3.45m x 3.25m )

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

## Dining Room

14' 3" x 10' 9" ( 4.34m x 3.28m )

Door to rear garden, radiator, storage cupboard, stairs to first floor landing.

## Kitchen

8' 7" x 6' 4" ( 2.62m x 1.93m )

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

## Bathroom

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

## First Floor Landing

### Bedroom One

11' 4" x 10' 8" ( 3.45m x 3.25m )

Window to front aspect, radiator.

### Bedroom Two

11' 4" x 9' 9" ( 3.45m x 2.97m )

Window to rear aspect, built in wardrobe, radiator.

## Outside

### Rear Garden

Mainly block paved, laid lawn areas, rear access.

### 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF313445](http://connells.co.uk/Property/WTF313445)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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