



Connells

Chilcott Road
Watford



Property Description

**** GUIDE PRICE £450,000 - £460,000 ****

**** NO UPPER CHAIN ****

Connells are delighted to bring this rarely available semi-detached house to the market that is situated on a sought after residential road in North Watford. The property comprises of two reception rooms, a fitted kitchen, three well-proportioned bedrooms and a modern shower room. Benefits include a separate lean to/shed, off street parking, a large rear garden, the scope for modernisation 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 distance 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 Hall

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

Living Room

14' 1" x 11' 4" (4.29m x 3.45m)

Window to rear aspect, electric fire place, radiator.

Dining Room

12' 7" x 9' 5" (3.84m x 2.87m)

Bay window to front aspect, electric fire place, radiator.

Kitchen

10' 8" x 7' 2" (3.25m x 2.18m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric cooker point, plumbing for washing machine, wall mounted boiler, space for fridge/freezer, under-stairs storage.

Lean To / Shed

11' 8" x 3' 9" (3.56m x 1.14m)

Window to side aspect, door to rear garden.

First Floor Landing

Stairs from entrance hall.

Bedroom One

13' 1" x 11' 8" (3.99m x 3.56m)

Window to rear aspect, built in cupboard, radiator.

Bedroom Two

11' 8" x 10' 4" (3.56m x 3.15m)

Window to front aspect, built in wardrobe, radiator.

Bedroom Three

8' 5" x 8' 5" (2.57m x 2.57m)

Window to front aspect, built in cupboard, radiator.

Shower Room

Window to rear aspect, shower cubicle with seat, WC, vanity wash hand basin, extractor fan, hand towel rail.

Outside

Front Garden

Paved driveway, ramp leading to front door.

Rear Garden

Paved patio area, laid lawn, shrubberies and trees, greenhouse.

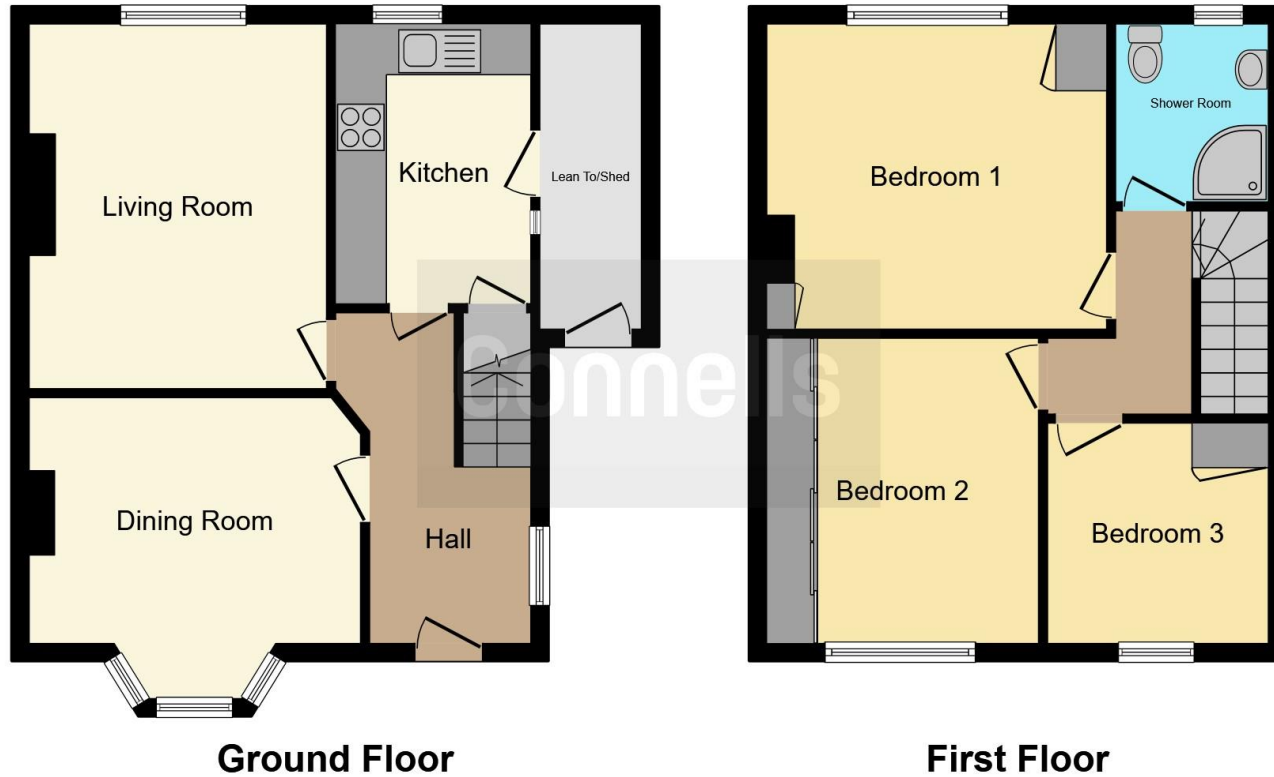
Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









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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 WATFORD WD17 1AA

EPC Rating: D

view this property online connells.co.uk/Property/WTF313282

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WTF313282 - 0008