



Connells

Malden Road
Watford



Property Description

Connells are delighted to bring this beautifully presented Victorian detached house to the market that is situated in the heart of the highly sought after Nascot Wood location. The property briefly comprises of two reception rooms, a modern integrated kitchen, four well-proportioned bedrooms and a family bathroom suite. Benefits include an additional WC, off-street parking, an additional basement room, a mature rear garden as well as holding the potential to extend (STPP).

An ideal family home, the property is conveniently located with access to several transport links including Watford Junction Station with its direct links into London Euston as well as the A41, M1 & M25 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments including Watford Boys Grammar School and Nascot Wood Junior & Infant Schools. There are a variety of local shops and amenities within walking distances in addition to the vibrant Watford Town Centre being a short distance away providing further shops, amenities, eateries, entertainment and recreational facilities.

Viewing is highly recommended.

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

Entrance Hall

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

Living Room

24' 9" x 11' 3" (7.54m x 3.43m)

Window to front aspect, television point, telephone point, radiators, sliding patio doors to rear garden.

Dining Room

13' 11" x 11' 11" (4.24m x 3.63m)

Bay window to front aspect, radiator.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, double oven and gas hob with extractor hood, integrated washing machine, dishwasher and fridge/freezer, larder cupboard, door to rear garden.

First Floor Landing

Stairs from entrance hall.

Bedroom One

16' 4" x 11' 11" (4.98m x 3.63m)

Window to front aspect, feature fire place, radiator.

Bedroom Two

13' 5" x 11' 2" (4.09m x 3.40m)

Window to front aspect, radiator.

Bedroom Three

11' 3" x 10' 4" (3.43m x 3.15m)

Window to rear aspect, radiator.

Bedroom Four

9' 4" x 8' 1" (2.84m x 2.46m)

Window to rear aspect, radiator.

Bathroom

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

Cloakroom

WC, wash hand basin, radiator.

Basement

13' 4" x 5' 11" (4.06m x 1.80m)

Stairs from entrance hall, window to side aspect.

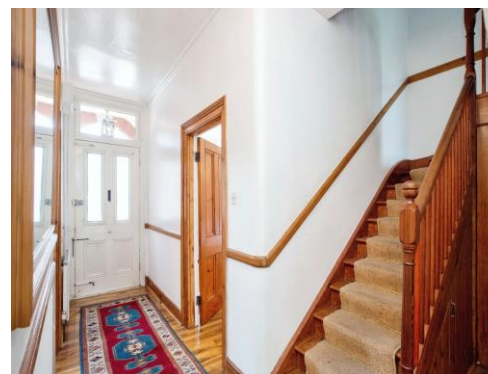
Outside

Front Garden

Block paved patio area, side access.

Rear Garden

Paved patio area, laid lawn, shrubbed borders and trees, side access.









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/WTF313757



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Property Ref: WTF313757 - 0005