



Connells

Hayling Road
Watford



Property Description

**** GUIDE PRICE £500,000 - £525,000 ****

Connells are pleased to present this extended well-presented mid-terraced house to the market that is situated on a popular residential road in Watford. The property comprises of two reception rooms, a large fitted kitchen/breakfast room, three well-proportioned bedrooms, as well as a family bathroom suite. Benefits include an en-suite to the master bedroom, an additional dressing room, off street parking for several vehicles with electric vehicle charger as well as a well-maintained rear garden.

An ideal family home, the property is conveniently located with access to several transport links, and local amenities. There are a variety of well-regarded primary schools, secondary schools and nurseries within catchments. Watford Town centre is also just a short drive away providing further entertainment and recreational facilities.

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

Entrance Hall

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

Living Room

14' 2" x 13' (4.32m x 3.96m)

Bay window to front aspect, feature fire place, television point, telephone point, radiator.

Kitchen / Breakfast Room

16' 5" x 9' 4" (5.00m x 2.84m)

Fitted kitchen comprised of base and wall units with contrasting rolled worktops and tiling to complement, window to rear aspect, stainless steel sink unit with mixer taps, plumbing for washing machine and dishwasher, gas cooker point with extractor hood above, space for fridge/freezer, wall mounted gas central heating boiler, under-stairs storage cupboard, breakfast bar.

Reception Room

13' 10" x 11' 6" (4.22m x 3.51m)

Vaulted ceiling with two Velux skylight openers, UPVC casement door to garden, double radiator and inset spotlights to ceiling.

First Floor Landing

Stairs from entrance hall, airing cupboard, radiator.

Bedroom Two

10' 10" x 10' (3.30m x 3.05m)

Window to front aspect, radiator.

Bedroom Three

9' 10" x 9' 4" (3.00m x 2.84m)

Window to rear aspect, fitted wardrobes, radiator.

Dressing Room

7' 8" x 8' (2.34m x 2.44m)

Window to front aspect, fitted wardrobes,

double radiator and stairs to second floor.

access.

Bathroom

Windows to rear aspect, white suite comprising of paneled bath with shower attachment and shower over, wash hand basin, WC, radiator.

Second Floor

Bedroom One

15' 8" x 11' 6" (4.78m x 3.51m)

Three Velux windows to front elevation, large dormer window to rear, radiator, inset spotlights to ceiling and built in low level cupboard.

En-Suite

Dormer window to rear aspect, corner shower with direct feed thermostatic shower, pedestal wash hand basin, WC, chrome towel radiator, inset spotlights to ceiling and extractor fan.

Outside

Front Garden

Timber constructed porch, block paved driveway providing parking for two cars, electric vehicle charger.

Rear Garden

Patio area and further rear decking area. astroturf lawn, external power point, large timber storage shed with double door power and light, external tap, security light, side gate









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

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