



Connells

Whippendell Road  
Watford





## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are delighted to bring this well-presented mid-terrace house to the market that is situated on a sought-after road in the heart of Watford. The property comprises of two reception rooms, a modern fitted kitchen, two double bedrooms and family style bathroom. Benefits an easily maintainable rear garden that is ideal for outdoor dining and entertainment, residential permitted parking as well as the potential for extension (STPP).

An ideal family home, this property is conveniently located with access to several transport links including Watford High Street and Watford Junction that provide direct links into London as well as the A41, M25 & M1 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments. The property is within easy reach of Watford Town Centre which offers plenty of local amenities, restaurants and shops including the Atira shopping centre.

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

## Agents Note

There is a treatment plan in place for the eradication of an evasive species of plant. Please ask the branch for more details so that you can make further enquiries as required for your own purposes.

## Entrance

Front door into living room.

## Living Room

13' 9" x 10' 10" ( 4.19m x 3.30m )

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

## Dining Room

11' 6" x 10' 10" ( 3.51m x 3.30m )

Window to rear aspect, radiator, stairs to first floor landing.

## Kitchen

11' 11" x 5' 5" ( 3.63m x 1.65m )

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, extractor hood, plumbing for washing machine, space for fridge/freezer, door to rear garden.

## First Floor Landing

### Bedroom One

13' 8" x 10' 10" ( 4.17m x 3.30m )

Window to front aspect, radiator, storage cupboard.

### Bedroom Two

11' 7" x 10' 10" ( 3.53m x 3.30m )

Window to rear aspect, loft access, radiator, door to bathroom.

## Bathroom

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

## Outside

### Rear Garden

Patio area, laid lawn, fence enclosed.



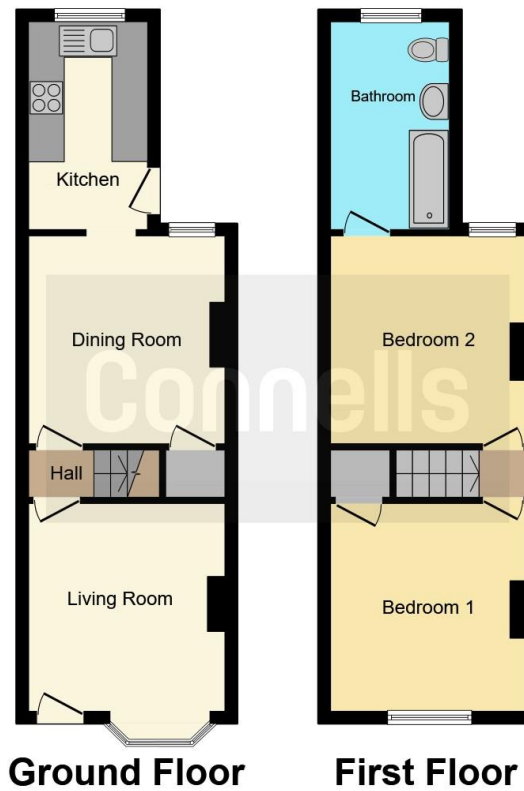












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF313529](http://connells.co.uk/Property/WTF313529)**



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