



Connells

Rembrandt Way
WATFORD



Property Description

**** FREEHOLD ON COMPLETION **** A beautifully presented two/ three bedroom townhouse set within a cul-de-sac development offering versatile accommodation set over three floors. The ground floor consists of an entrance hall with guest cloakroom and playroom with door opening to rear garden. To the first floor is the lounge, kitchen/diner and family bathroom. On the second floor there are two bedrooms and en suite shower room. The property has a enclosed rear garden with gated access and to the front of the property is a driveway for two cars and garage.

Watford Town Centre is within close proximity to the property with its comprehensive array of shops and restaurants including the Atria shopping centre. Transport facilities include the main line to Euston from Watford Junction and the Metropolitan Line station with access to Baker Street and the City. Access to the M25 and M1 are close by. There is an excellent selection of schools both private and state including Watford Boys and Girls Grammar Schools. The ever popular Cassiobury Park is also within close proximity to the property.

Agents Note

Sorbon Estates have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 45% share and the remaining 55% share of the property from

Sorbon Estates to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

Entrance Hall

Stairs to first floor, integral door to garage, door to cloakroom, door to playroom.

Cloakroom

WC, wash hand basin, extractor fan and part tiled walls.

Playroom

13' 5" x 8' 2" (4.09m x 2.49m)

Doors opening to rear garden, window to rear aspect, TV point and radiator.

First Floor Landing

Living Room

16' x 8' (4.88m x 2.44m)

Window to front aspect, radiator and TV point.

Family Bathroom

Bath with shower over, wash hand basin, WC, heated towel rail, shaver point and extractor fan.

Kitchen / Diner

13' 5" x 10' 2" (4.09m x 3.10m)

Two windows to rear aspect, wall and base level units with work surfaces over, stainless steel sink unit with mixer tap, integrated oven and hob, dishwasher, washing machine, fridge/freezer, radiator, under cabinet lighting and tiled floor.

Enclosed rear garden with gated access, paved patio area and lawn area.

Second Floor Landing

Bedroom One

19' x 12' (5.79m x 3.66m)

Window to front aspect, radiator and built in wardrobes.

En Suite

Shower cubicle, WC, pedestals wash hand basin, extractor fan, heated towel rail and part tiled walls.

Bedroom Two

13' 6" x 10' 11" (4.11m x 3.33m)

Window to rear aspect and radiator.

Exterior

Garage

19' 4" x 8' 10" (5.89m x 2.69m)

Up and over door to front aspect, door to entrance hallway, power and light.

Driveway

Paved driveway to front aspect.

Rear Garden









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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6 The Parade
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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313815

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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