



Connells

Gammons Lane
Watford



Property Description

**** NO UPPER CHAIN ****

Connells are pleased to bring this well-presented semi-detached house to the market that is situated on a popular residential road in North Watford. The property briefly comprises of two reception rooms, a modern fitted kitchen, three double bedrooms and a four-piece bathroom suite. Benefits include a separate utility area, a guest cloakroom, a well maintained rear garden, off-street parking for several cars 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 mainline station with direct links into London Euston as well as the A41, M25 & M1 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments. The vibrant Watford High Street and Shopping Centre are a short distance away providing numerous shops, amenities, entertainment and recreational facilities.

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

Entrance Hall

Front door to side aspect, stairs to first floor landing.

Living Room

13' 2" x 12' (4.01m x 3.66m)

Window to front aspect, television point,

telephone point, feature fire place, coving, radiator.

Dining Room

10' 6" x 10' 1" (3.20m x 3.07m)

Window to front and side aspect, coving, radiator.

Kitchen

12' x 7' 8" (3.66m x 2.34m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer.

Utility Area

Window to side aspect, door to rear garden, pantry.

Cloakroom

Window to side aspect, WC, wash hand basin.

First Floor Landing

Stairs from entrance hall, window to side aspect, airing cupboard, storage cupboard, radiator.

Bedroom One

12' x 10' 1" (3.66m x 3.07m)

Window to front aspect, radiator.

Bedroom Two

10' 6" 10 x 10' 1" (3.20m 10 x 3.07m)

Window to front aspect, radiator.

Bedroom Three

10' 11" x 10' 8" (3.33m x 3.25m)

Window to rear aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps and shower attachment, shower cubicle, WC, vanity hand basin, heated hand towel rail.

Outside

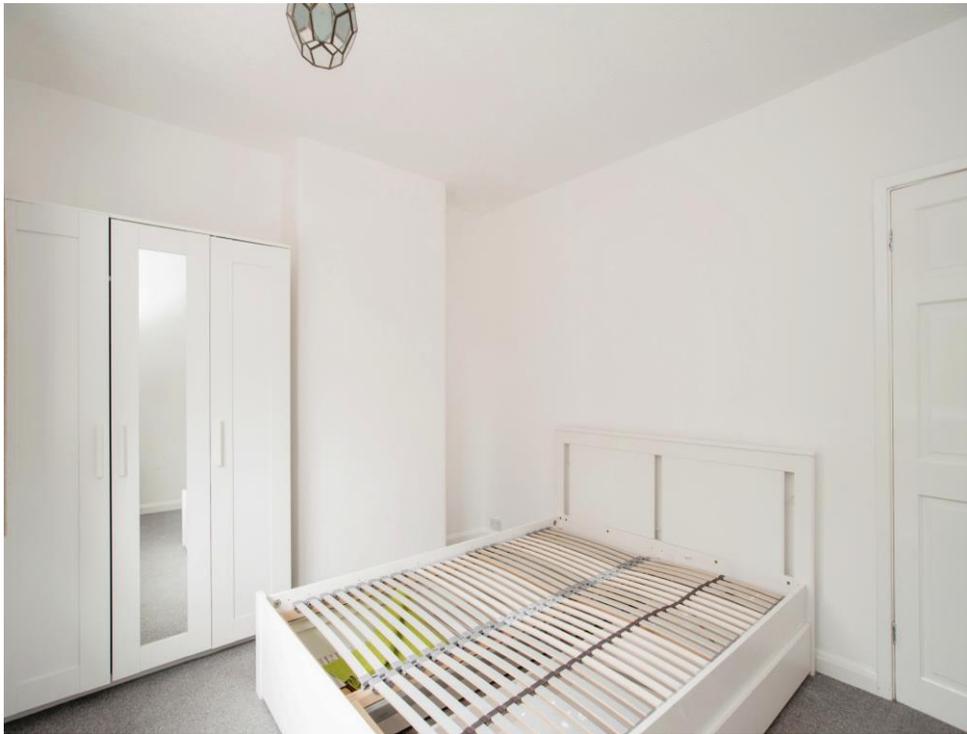
Front Garden

Block paved driveway for several cars, side access.

Rear Garden

Paved patio areas, laid lawn, fence enclosed, shed, 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: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF312953



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