



Connells

Kings Avenue
Watford



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this mid-terraced house to the market that is situated on a popular residential road located within easy reach of Watford Town Centre. The property comprises of a two-reception rooms, a spacious fitted kitchen / breakfast room, three well-proportioned bedrooms and an off-landing family bathroom. The property benefits from a mature rear garden, permitted on street parking, the scope for modernisation as well as holding the potential to extend (STPP).

The property is conveniently located with access to several transport links including Watford Metropolitan Train Station as well as the M25, A41 and M1 motorways. There are a variety of local shops and amenities within proximity as well as being within catchments to Watford Grammar School for Boys and the award winning Cassiobury Park.

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

Agents Note

It is our understanding that the Property is pending Freehold registration at Land Registry. Your conveyancer will take the necessary steps to confirm and advise you accordingly.

Entrance Hall

Door to front aspect, stairs to first floor

landing, under-stairs storage, radiator.

Living Room

11' 2" x 11' 11" (3.40m x 3.63m)

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

Dining Room

11' x 9' 10" (3.35m x 3.00m)

Patio doors to rear garden, fitted shelving, feature fire place, radiator.

Kitchen / Breakfast Room

12' 1" x 9' 8" (3.68m x 2.95m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, windows to side aspect, sink with drainer, cooker point with extractor fan, plumbing for washing machine and dishwasher, space for fridge/freezer, radiator, patio doors to rear garden.

First Floor Landing

Stairs from entrance hall, airing cupboard.

Bedroom One

11' 2" x 15' 3" (3.40m x 4.65m)

Two windows to front aspect, fitted wardrobe, radiator.

Bedroom Two

11' 1" x 10' (3.38m x 3.05m)

Window to rear aspect, radiator.

Bedroom Three

6' 10" x 9' 9" (2.08m x 2.97m)

Window to rear aspect, radiator.

Bathroom

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

Outside

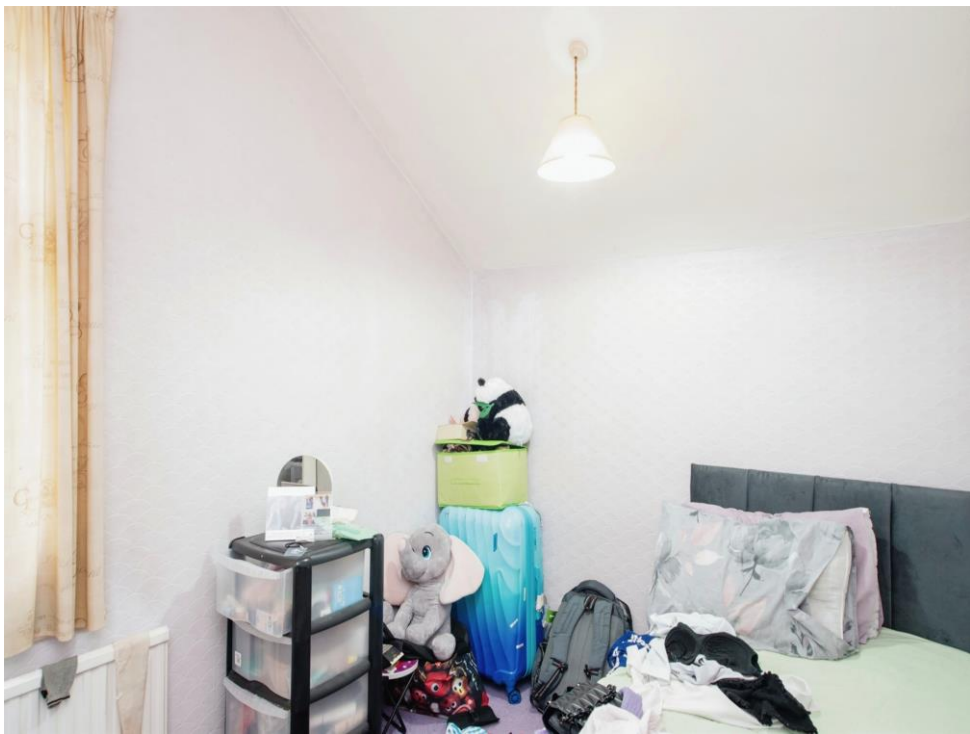
Front Garden

Permitted on street parking.

Rear Garden

Paved patio area, mainly laid to lawn, access to the ground level W/C.









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

view this property online connells.co.uk/Property/WTF313785

Tenure: Freehold



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