



**Connells**

Brett Place  
Watford





## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are delighted to bring this well-presented end-terraced house to the market that is situated on a popular residential road in North Watford. The property comprises of a welcoming entrance hallway, a sizeable reception room, a re-fitted modern kitchen, three well-proportioned bedrooms and re-fitted bathroom/wet room. Benefits include an additional off-street parking for several cars, a conservatory/lean to, a maintained large rear garden as well as a well holding the potential to extend (STPP).

An ideal family home, the property is conveniently located with access to several transport links including being walking distance to North Watford and Watford Junction Station as well as the M1, M25 & A41 motorways. There are a variety of well-regarded schools within catchments, a range of local shops and amenities within proximity as well as being a short distance from Watford High Street and Shopping Centre that provides numerous shops, eateries, entertainment and recreational facilities.

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

## Entrance Hall

Door to front aspect, storage cupboard, stairs to first floor landing.

## Lounge

23' 3" x 12' 3" ( 7.09m x 3.73m )

Window to front aspect, radiator, television point, telephone point, doors to conservatory.

## Kitchen

11' 6" x 9' 8" ( 3.51m x 2.95m )

Fitted kitchen comprised of wall and base units work surfaces and tiling to complement, window to side and rear aspect, sink with drainer, electric oven and hob with extractor hood, wall mounted boiler, plumbing for dishwasher and washing machine, space for tumble dryer, space for fridge/freezer, door to conservatory,

## Conservatory / Lean To

16' x 10' ( 4.88m x 3.05m )

Window to rear aspect, patio doors to rear garden.

## First Floor Landing

Stairs from entrance hall, window to front aspect.

## Bedroom One

13' 2" x 11' 2" ( 4.01m x 3.40m )

Window to front aspect, built in wardrobes, radiator.

## Bedroom Two

12' 2" x 10' 2" ( 3.71m x 3.10m )

Window to rear aspect, radiator.

## Bedroom Three

10' 5" x 6' 3" ( 3.17m x 1.91m )

Window to side aspect, radiator.

## Shower Room

Windows to rear aspect, WC, vanity wash hand basin, walk in shower.

## Outside

### Front Garden

Driveway for several cars, laid lawn area, stairs rising to front door, side access to rear garden.

### Rear Garden

Crazy paved patio area, shed, laid lawn, shrubs and trees, 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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF313329](http://connells.co.uk/Property/WTF313329)**



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