



Connells

St. James Road
Watford



Property Description

** NO UPPER CHAIN **

Connells are delighted to offer for sale this well-presented Victorian mid-terrace house to the market that is situated on a popular residential road in Watford. The property comprises of two reception room, a re-fitted modern integrated kitchen, three well-proportioned bedrooms and a new re-fitted family bathroom suite. Benefits include period character features, an easily maintainable rear garden, on-street permitted parking as well as holding the potential to extend (STPP).

An ideal family home, the property is located within easy reach of Watford Grammar School for Girls, Watford Town Centre and ideally placed for easy access to both Watford High Street Station, Bushey Train Station as well as the A41 and M1 motorways.

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

Entrance

Living Room

12' 8" x 10' 9" (3.86m x 3.28m)

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

Dining Room

10' 5" x 10' 7" (3.17m x 3.23m)

Window to rear aspect, feature fire place, under-stairs storage, radiator.

Kitchen

11' 6" x 6' 3" (3.51m x 1.91m)

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric oven and hob with extractor hood, integrated washing machine, dishwasher and fridge freezer, door to rear garden.

Bathroom

Window to side aspect, bath with mixer taps

with overhead shower, WC, wash hand basin, hand towel rail.

First Floor Landing

Bedroom One

10' 6" x 10' 7" (3.20m x 3.23m)

Window to front aspect, built in cupboard, feature fire place, radiator,

Bedroom Two

10' 7" x 10' 5" (3.23m x 3.17m)

Window to rear aspect, feature fire place, radiator, access to bedroom three.

Bedroom Three

11' 11" x 6' 5" (3.63m x 1.96m)

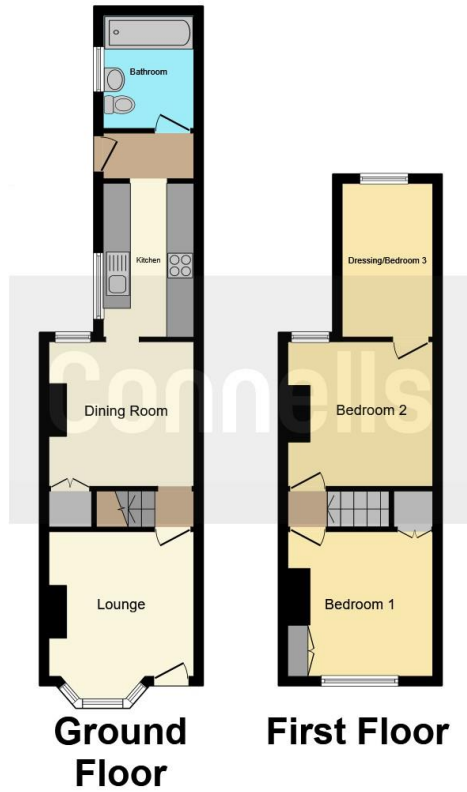
Access from bedroom two, window to rear aspect, radiator.

Outside

Rear Garden

Paved 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

To view this property please contact Connells on

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EPC Rating: Awaited

view this property online connells.co.uk/Property/WTF313871



Tenure: Freehold



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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Property Ref: WTF313871 - 0002