



Connells

The Thrums
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 quiet cul-de-sac road in North Watford. The property comprises of a sizeable reception room, a large modern kitchen/diner, three well-proportioned bedrooms as well as a family bathroom suite. Benefits include a separate utility room, a cloakroom, off-street parking for several cars, a well-maintained rear garden, a separate office, and outhouse as well as holding the potential to extend.

Situated in this convenient location overlooking large green and in easy walking distance of excellent local amenities, Watford's town centre which offers a multitude of shopping and leisure facilities, together with the M1 and M25 major road links are also close by.

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

Entrance Hall

Cloakroom

Window to front, WC, wash hand basin.

Living Room

18' 6" x 12' (5.64m x 3.66m)

Window to front aspect, patio doors to rear aspect, television point, telephone point, radiator.

Kitchen / Diner

18' 3" x 13' 4" (5.56m x 4.06m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear and side aspect, sink with drainer, electric cooker point with extractor hood, plumbing for dishwasher, space for fridge/freezer, television point, space for dining area, under-stairs storage cupboard.

First Floor Landing

Stairs from entrance hall, window to rear aspect.

Bedroom One

12' 2" x 10' 4" (3.71m x 3.15m)

Window to front aspect, built in wardrobes, radiator.

Bedroom Two

13' 7" x 10' 2" (4.14m x 3.10m)

Window to front aspect, built in wardrobes, radiator.

Bedroom Three

9' 4" x 8' 5" (2.84m x 2.57m)

Window to rear aspect, radiator.

Bathroom

Windows to rear aspect, bath with mixer taps, shower cubicle, WC, wash hand basin, hand

towel rail.

Outside

Front Garden

Off-street parking for several cars.

Rear Garden

Studio / Office

11' x 9' 5" (3.35m x 2.87m)

Window, power and lighting.

Outhouse

13' x 7' (3.96m x 2.13m)

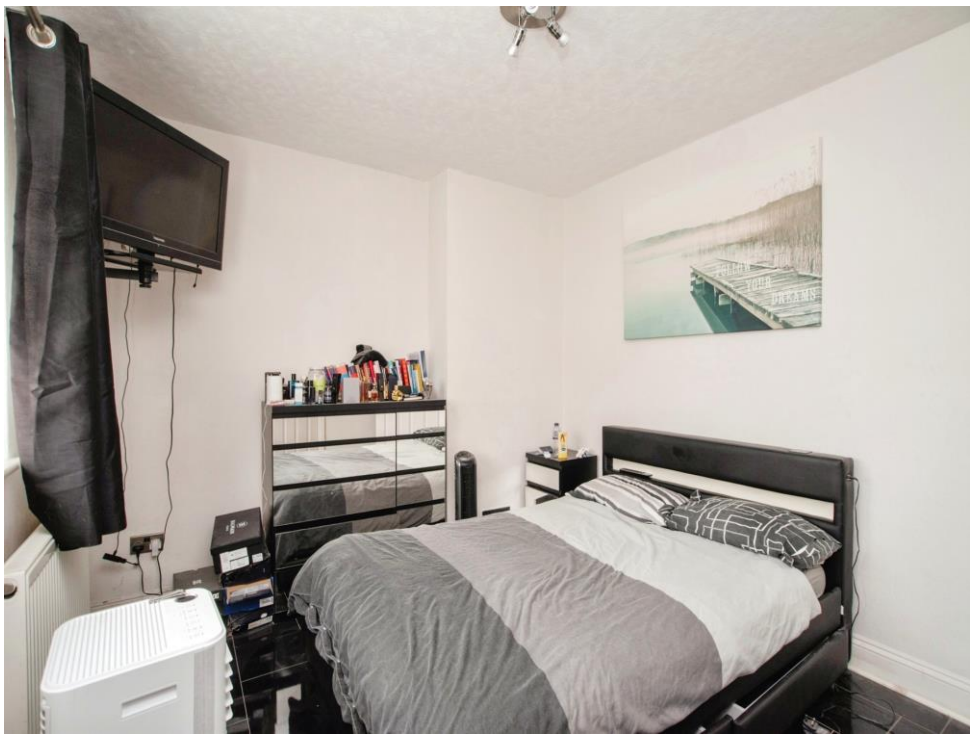
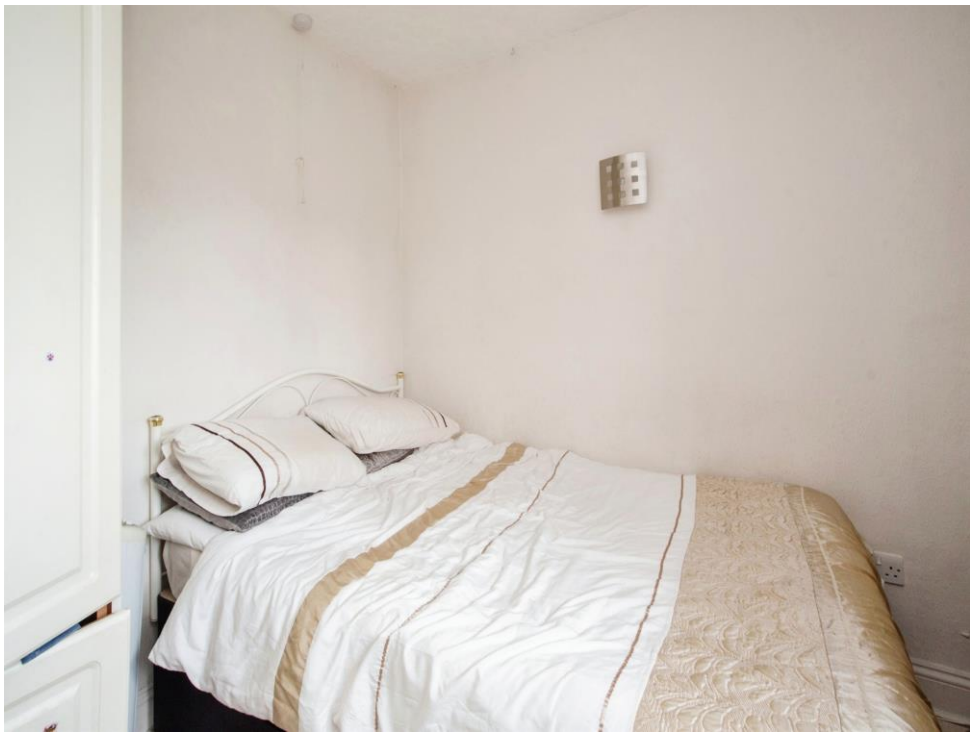
Storage, window.

Utility Room

7' 4" x 6' 3" (2.24m x 1.91m)

Window, base units and work surfaces, sink with drainer, plumbing for washing machine.

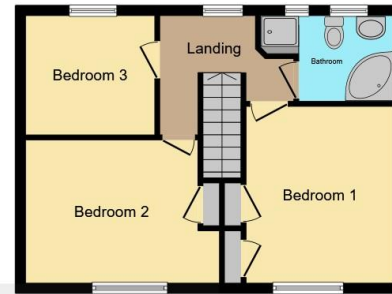




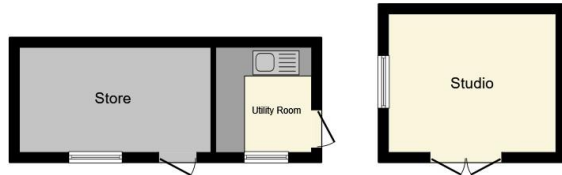
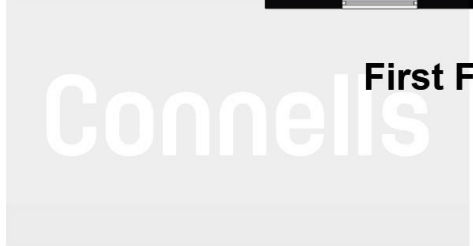




Ground Floor



First Floor



Outbuilding

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

T 01923 230 403
E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313789



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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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