



Connells

Mildred Avenue
Watford



Property Description

****NO UPPER CHAIN **** Connells are please to present this well-presented end-terraced family home to the market that is situated on a popular residential road in Watford.

The property briefly comprises of two reception rooms, a modern integrated kitchen, four well-proportioned bedrooms and a family bathroom suite. Benefits include an additional shower room, two basement rooms, an easily maintainable rear garden, a garage to the rear, on-street permitted parking as well as holding the potential to extend (STPP).

An ideal family home, the property is conveniently located within walking distance to Watford Met Station, Cassiobury Park and the Town Centre with its vast array of amenities. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments.

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

Entrance Hall

Door to front aspect, stairs to first floor landing, stairs to basement rooms, radiator.

Living Room

16' 6" x 12' 3" (5.03m x 3.73m)

Windows to front aspect, television point, telephone point, radiator.

Kitchen

13' 8" x 8' 9" (4.17m x 2.67m)

Fitted kitchen comprised of wall and base units, with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric oven, gas hob with extractor hood, integrated washing machine/dryer, integrated fridge/freezer.

Through Lounge

23' 7" x 9' 7" (7.19m x 2.92m)

Windows to rear aspect, television point, telephone point, radiators.

Shower Room

Window to rear aspect, shower cubicle, WC, wash hand basin, radiator, extractor.

Lower Ground

Stairs from entrance hall.

Basement Room One

13' 8" x 8' 9" (4.17m x 2.67m)

Fire safety window to front aspect.

Basement Room Two

13' 8" x 6' 2" (4.17m x 1.88m)

Fire safety window to front aspect.

First Floor Landing

Stairs from entrance hall, window to side aspect.

Bedroom One

16' 7" x 11' 5" (5.05m x 3.48m)

Window to front aspect, radiator.

Bedroom Two

12' 8" x 12' 5" (3.86m x 3.78m)

Window to rear aspect, radiator.

Bedroom Three

9' 7" x 9' 3" (2.92m x 2.82m)

Window to side aspect, radiator.

Bedroom Four

8' x 7' 5" (2.44m x 2.26m)

Window to front aspect, radiator.

Bathroom

Front Garden

On-street permitted parking.

Rear Garden

Blocked paved, access to garage.

Garage

Up and over door, door into garden, accessed via Harwood Road.









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

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313909



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