



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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WTF313909](http://connells.co.uk/Property/WTF313909)



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WTF313909 - 0009