



Connells

Vicarage Road
Watford



Property Description

Connells are pleased to present this three bedroom mid terraced family house, located in close proximity of local shops, restaurants and transport links.

The ground floor comprises of entrance hallway, large reception room, dining room, fitted kitchen and ground floor wet room. On the first floor there are three bedrooms: master bedroom, double room and good sized room with its own cloak room. To the rear of the property there is a low maintained garden.

The property holds the scope for refurbishment in places due to mobility access arrangements as well as the potential to extend (STPP) making this the ideal property for an investment purchase due to its location, size and layout.

Situated within easy reach of Watford Town Centre and ideally placed within walking distance to Watford High Street Station with direct links into Euston as well as well regarded schools including Watford Girls Grammar School . The award winning Cassiobury Park with its hugely popular play area/splash park and woodland are within easy reach, as well as the other recreational facilities to include Watford Leisure Centre and Atria Shopping Centre with its vast area of family entertainment.

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

Lounge

11' 10" x 14' 3" (3.61m x 4.34m)
Window to front aspect, radiator, mobility lift access.

Dining Room

11' 10" x 11' 1" (3.61m x 3.38m)
Radiator, electric fire place, TV and telephone point, stairs to first floor landing.

Kitchen

13' 7" x 9' 1" (4.14m x 2.77m)
Tiled, base and top units, electric hob, oven, sink and drainer, space for washing machine, fridge and freezer, extractor fan,

Utility Room

Rear access, storage unit.

Wet Room

8' 4" x 8' 3" (2.54m x 2.51m)
Window to rear and side aspect, tiled, grab bars, disabled access, high rise WC, wall hung basin, shower seat, anti slip flooring.

First Floor Landing

Bedroom One

11' 10" x 17' 7" (3.61m x 5.36m)
Window to front aspect, radiator.

Bedroom Two

11' 9" x 11' 10" (3.58m x 3.61m)
Window to rear aspect, radiator.

Bedroom Three

10' 7" x 9' 1" (3.23m x 2.77m)
Window to rear aspect, radiator, mobility lift access, shower cubicle.

Outside

Rear Garden

Paved patio, low maintenance, side access.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/WTF312684

Tenure: Freehold



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