



Connells

Croxley View
Watford



Property Description

**** NO UPPER CHAIN ****

Connells are pleased to bring this end-terrace house to the market that is situated on a quiet residential road in West Watford. The property comprises of a sizable reception room, a fitted kitchen, three well-proportioned bedrooms and a bathroom with separate WC. Benefits include a conservatory, an additional study, residential parking, a large rear garden as well as holding the potential to extend (STPP).

An ideal family home the property is conveniently located with access to several transport links including Watford Metropolitan Station as well as the M25, M1 and A41 motorways. There are a variety of local shops and amenities within walking distance as well as the vibrant Watford High Street and Shopping Centre being a short distance away providing further shops, eateries, entertainment, and recreational facilities.

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

Living Room

12' 2" x 15' 6" (3.71m x 4.72m)

Conservatory

17' 9" x 9' 3" (5.41m x 2.82m)

Kitchen

12' 2" x 6' 9" (3.71m x 2.06m)

Utility Room

7' 7" x 5' 9" (2.31m x 1.75m)

First Floor Landing

Bedroom One

12' 3" x 11' 5" (3.73m x 3.48m)

Bedroom Two

10' 3" x 9' 9" (3.12m x 2.97m)

Bedroom Three

5' 8" x 5' 3" (1.73m x 1.60m)

Bathroom

Separate Wc



Agent Note

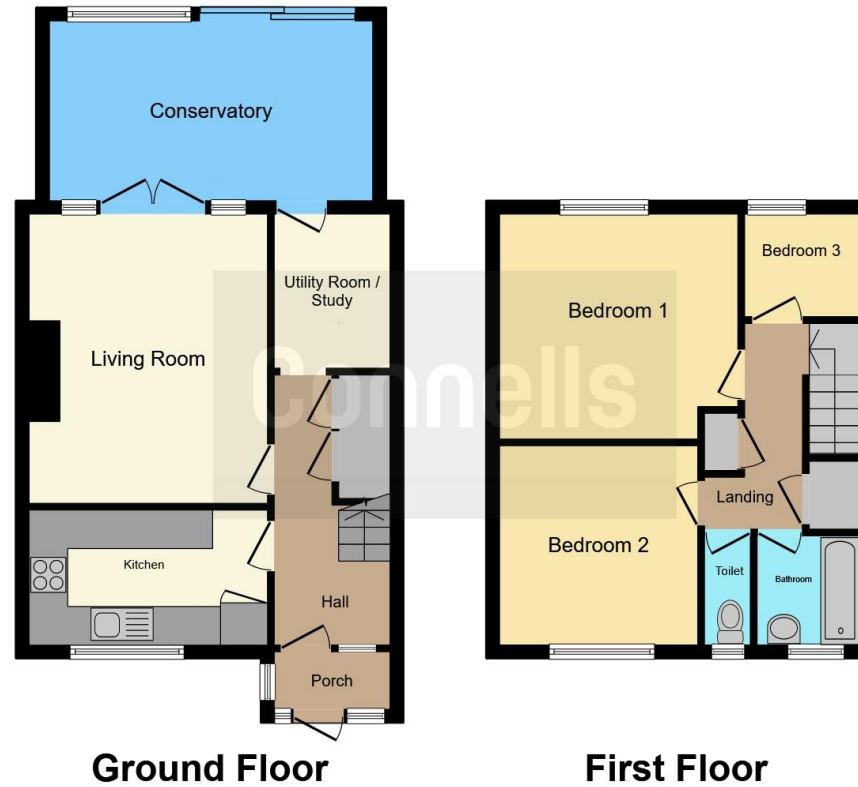
Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Entrance Porch









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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 WATFORD WD17 1AA

EPC Rating: C

view this property online connells.co.uk/Property/WTF313918

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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