



Connells

Woodhall Lane
Watford



Property Description

**** NO UPPER CHAIN ****

Connells are delighted to bring this well-presented 'No-Fines' semi-detached house to the market that is situated on a popular residential road in Oxhey. The property comprises of a sizeable reception room, a modern fitted kitchen/diner, three double bedrooms and a modern bathroom suite and benefits from a an extended porch, a conservatory and a landscaped rear garden.

An ideal family home, the property is conveniently located with access to several transport links including Carpenders Park Station that provides direct links into London as well as the A41, M1 and M25 motorways. There are a variety of amenities, shops and eateries and Nature walks/Parks/Woodland/Green within proximity as well as Watford High Street and Shopping Centre being a short drive away providing further shops, amenities, eateries and entertainment and recreational facilities.

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

Agents Note

Please be advised the property is in close proximity to pylon and overhead power lines. Please make appropriate checks with your potential lender and your conveyancer can advise further.

Entrance Porch

Window to front aspect, door to front aspect, door to entrance hall.

Living Room

18' 7" x 12' 5" (5.66m x 3.78m)

Window to front aspect, television point, telephone point, radiator, stairs to first floor landing, feature fire place.

Kitchen / Dining Room

18' 6" x 8' 3" (5.64m x 2.51m)

Window to side aspect, radiator, opening to conservatory.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, eye level electric oven, electric hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer.

Conservatory

16' x 10' 4" (4.88m x 3.15m)

Windows to rear and side aspect, radiator, television point, patio doors to rear garden.

First Floor Landing

Stairs from living room, window to side aspect, storage cupboard.

Bedroom One

12' 3" x 9' 11" (3.73m x 3.02m)

Window to front aspect, radiator.

Bedroom Two

10' 10" x 9' 10" (3.30m x 3.00m)

Window to rear aspect, radiator.

Bedroom Three

6' x 5' 8" (1.83m x 1.73m)

Window to front aspect, radiator.

Bathroom

Windows to rear aspect, shower cubicle, WC, vanity basin, hand towel rail.

Outside

Front Garden

Rear Garden

Paved rear garden, laid lawn, rear access.









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

view this property online connells.co.uk/Property/WTF313862

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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Property Ref: WTF313862 - 0004