



**Connells**

Judge Street  
Watford



## Property Description

Connells are pleased to bring this beautifully presented end-terrace house to the market that is situated on a sought-after residential road in North Watford. The property comprises of a two reception rooms, a modern fitted kitchen with separate utility area, two double bedrooms as well as a four-piece bathroom suite. The property benefits from a well-maintained mature rear garden, off-street parking as well as holding the potential to extend (STPP).

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Watford Junction station that provides direct links into London Euston as well as the A41 and M1 motorways. There are a variety of local shops and amenities within proximity as well as Watford High Street and Shopping Centre being a short walk away providing further shops, eateries, entertainment, and recreational facilities.

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

## Entrance Hall

Door to side aspect, stairs to first floor landing.

## Living Room

13' 7" Into Bay x 11' 3" Max ( 4.14m Into Bay x 3.43m Max )

Bay window to front aspect, feature fire place, television point, telephone point, radiator.

## Dining Room

12' 7" Into Bay x 11' 1" Plus Alcove ( 3.84m Into Bay x 3.38m Plus Alcove )

Bay window to side aspect, radiator, under-stairs storage.

## Kitchen

11' 9" x 7' 7" ( 3.58m x 2.31m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, under counter LED lights, window to rear aspect, sink with drainer, space for double oven, double gas hob with extractor hood, integrated dishwasher, space for fridge/freezer, doors to rear garden.

## Utility Area

5' 9" x 2' 6" ( 1.75m x 0.76m )

Window to rear aspect, plumbing for washing machine/dryer.

## First Floor Landing

Stairs from entrance hall, access to insulated part boarded loft with electrics and lighting.

## Bedroom One

11' 6" x 11' 4" ( 3.51m x 3.45m )

Windows to front aspect, radiator, storage cupboard.

## Bedroom Two

11' 3" Plus Alcove x 8' 2" ( 3.43m Plus Alcove x 2.49m )

Window to side aspect, radiator.

## Bathroom

Window to rear aspect, bath with mixer taps, shower cubicle, wash hand basin, airing cupboard, heated hand towel rail, partitioning wall to window to rear aspect, WC, wash hand basin.

## Outside

### Front Garden

Block paved driveway, side access.

### Rear Garden

Paved patio area, laid lawn, shrubberies and trees, outside tap & electrics, side 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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF313798](http://connells.co.uk/Property/WTF313798)**



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