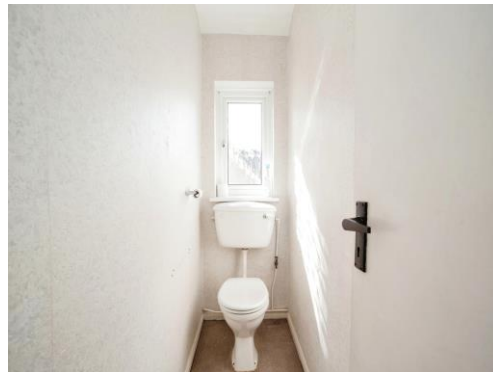




Connells

Woodmere Avenue
Watford



Property Description

**** NO UPPER CHAIN ****

****GUIDE PRICE £600,000 - £625,000 ****

Connells are delighted to bring this well-presented detached house to the market that is situated on a sought-after residential road in North Watford. Offering ample living accommodation throughout, the property comprises of two reception rooms, a fitted kitchen, three double bedrooms a family bathroom with separate WC. Benefits include a well-maintained expansive mature rear garden, off-street parking for several cars as well as holding the potential for extension (STPP).

An ideal family home, the property is conveniently located with access to several transport links including Watford North Station and Watford Junction Station as well as the M1, M25 and A41 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments including Knutsford Primary School. There are a range of local shops and amenities within walking distance with Watford High Street and Shopping Centre being a short drive away providing further shops, amenities, entertainment, and recreational facilities.

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

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land

across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Entrance Porch

Door to front aspect, windows to side and front, gas meter, entrance hallway, further aluminium framed obscured glazed window.

Entrance Hall

Door to front aspect, stairs to first floor landing, twin storage cupboards (one housing electric meter, one housing under stairs storage), wall mounted double radiator, ceiling mounted smoke alarm, wall mounted thermostat.

Living Room

12' 5" x 11' 1" (3.78m x 3.38m)

Windows to rear aspect, feature electric fire with gas point, tiled hearth surround and mantel, door to rear garden, double radiator.

Dining Room

11' 8" x 10' 11" (3.56m x 3.33m)

Windows to rear aspect, electric real flame effect fire, tiled mantel, hearth and surround, door to rear garden, double radiator.

Kitchen

14' 4" x 12' 1" (4.37m x 3.68m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with

drainer, cooker point, plumbing for washing machine, space for fridge/freezer, wall mounted Worcester Bosch combination boiler, radiator.

First Floor Landing

Stairs from entrance hall, window to front aspect, storage cupboard, access to loft storage facility, radiator.

Bedroom One

13' 2" x 10' 11" (4.01m x 3.33m)

Window to rear aspect, radiator, coved ceiling.

Bedroom Two

10' 11" x 8' 8" (3.33m x 2.64m)

Window to rear aspect, radiator.

Bedroom Three

11' 5" x 7' (3.48m x 2.13m)

Window to front aspect, radiator.

Bathroom

Window to side aspect, enclosed bath with chrome taps, tiled bath surround, thermostatic shower, wall mounted wash hand basin with chrome taps.

Seperate Wc

Window to side aspect, WC.

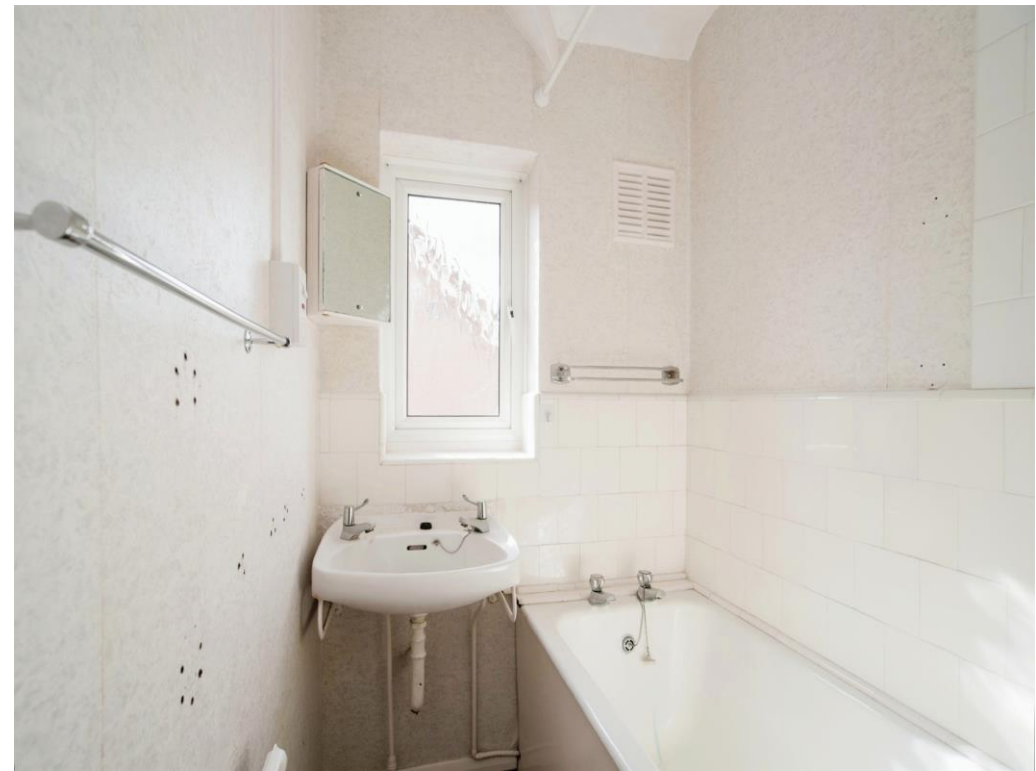
Outside

Front Garden

Brick wall and fenced panel enclosed front garden, dropped curb to off street parking, pathway leading to front, gate giving access to side, large lawned area, twin flower beds containing an assortment of flowering shrubs, plants and evergreens.

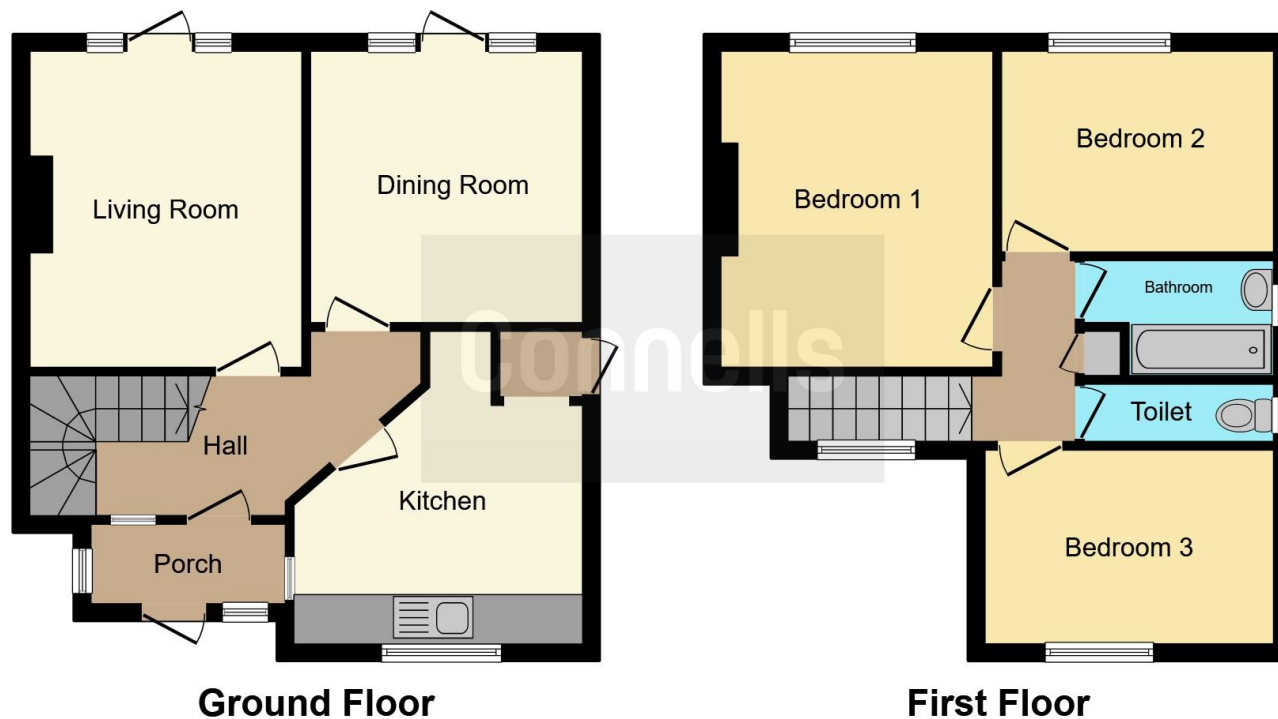
Rear Garden

Fenced panel enclosed, mainly laid to lawn with patio at front and pathway leading to rear, access to front garden via gate, twin sheds set on hard standings, further hard standing to rear, potential access to the 'Mundens' at rear, multiple flower beds containing assortment of shrubs flowering plants and evergreens.









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

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313783



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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