



Connells

Caractacus Green
Watford



Property Description

Connells are delighted to bring this immaculately presented, extended semi-detached house to the market that is situated on a popular residential road in West Watford. The property consists of three floors and comprises two reception rooms, a modern fitted kitchen/dining area, five well-proportioned bedrooms as well as a family style bathroom. Benefits include two additional shower rooms, air conditioning through, a landscaped rear garden with a studio with power, electrics, and en-suite as well as off-street parking for two cars.

An ideal family home, the property is ideally placed for good access to the local Primary Schools, the sought after Grammar Schools, Watford General Hospital and approximately one mile to Watford Met Station as well as easy access to Watford Town Centre with its vast array of amenities and family entertainment.

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

Entrance Porch

Door to front aspect, windows to front and side aspect, storage cupboard.

Entrance Hall

Window to side aspect, stairs to first floor landing.

Living / Dining Room

23' 2" x 12' 1" (7.06m x 3.68m)

Bay window to front aspect, feature fire place, radiator, television point, telephone point, patio doors to family room.

Family Room

11' 8" x 10' 4" (3.56m x 3.15m)

Windows to rear aspect, two skylights, radiator, doors to rear garden.

Kitchen / Dining Area

Shower Room

Window to side aspect, WC, wash hand basin, shower cubicle, hand towel rail.

First Floor Landing

Stairs from entrance hall, window to side aspect, stairs to second floor landing, storage cupboard.

Bedroom One

12' 7" x 10' 8" MAX (3.84m x 3.25m MAX)

Window to front aspect, fitted wardrobes, radiator.

Bedroom Two

10' 1" x 10' 8" MAX (3.07m x 3.25m MAX)

Window to rear aspect, fitted wardrobes, radiator.

Bedroom Five

7' 2" MAX x 7' 8" MAX (2.18m MAX x 2.34m MAX)

Window to front aspect, fitted wardrobes, radiator.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, hand towel rail.

Second Floor Landing

Stairs from first floor landing, window to side aspect, skylight, storage cupboard.

Bedroom Three

10' 1" x 12' 7" MAX (3.07m x 3.84m MAX)

Window to rear aspect, fitted wardrobes, radiator.

Bedroom Four

6' 5" x 8' 5" MAX (1.96m x 2.57m MAX)

Two skylights, storage cupboard, radiator.

Shower Room

Window to rear aspect, WC, wash hand basin, corner shower cubicle, hand towel rail.

Outside

Front Garden

Block paved driveway.

Rear Garden

Landscaped rear garden, patio area, laid lawn, access to outbuilding/studio.

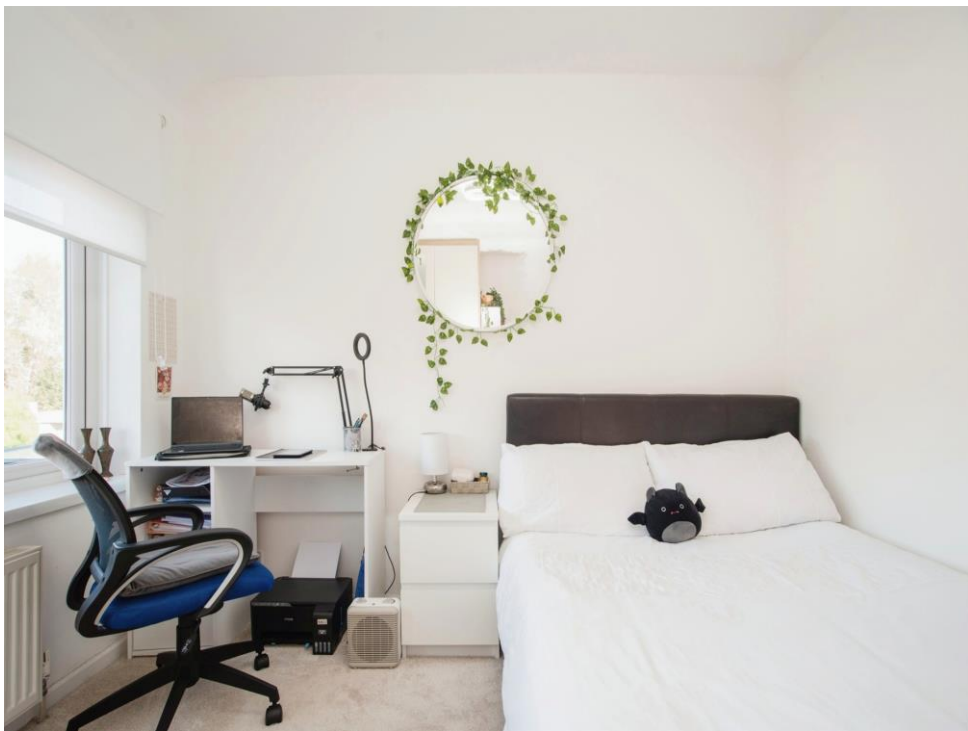
Studio / Outbuilding

11' 4" x 12' 4" (3.45m x 3.76m)

Front door, windows to front and side, skylight, electric and lighting, en-suite.

En-Suite - Window to side aspect, corner shower cubicle, WC, wash hand basin, hand towel rail.









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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6 The Parade
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313521



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