

Connells

Vicarage Road Watford

# Vicarage Road Watford WD18 0HA







# **Property Description**

#### \*\* NO UPPER CHAIN \*\*

Connells are delighted to bring this beautifully presented mid-terraced property to the market that is situated on a sought-after residential road in West Watford. The property has been refurbished throughout and comprises of a two reception rooms, a newly fitted modern kitchen, three well-proportioned off-landing bedrooms and a newly fitted family bathroom. Benefits include an easily maintainable rear garden, on street permit parking as well as holding the potential to extend (STPP).

Situated within easy reach of Watford Town Centre and ideally placed within walking distance to Watford High Street Station with direct links into Euston, as well as easy access to the M1 and A41 motorways. There are a variety of well-regarded schools within catchments including Watford Girls Grammar School. The award winning Cassiobury Park with its hugely popular play area/splash park and woodland are within easy reach, as well as the other recreational facilities to include Watford Leisure Centre and Atria Shopping Centre with its vast array of amenities, eateries, recreational and entertainment facilities.

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

#### **Entrance Hall**

Door to front aspect, stairs to first floor landing.

# **Living Room**

14' 4" Into Bay x 10' 9" ( 4.37m Into Bay x 3.28m )

Bay window to front aspect, television point, telephone point, radiator.

## **Dining Room**

12' 2" Plus Cupboard x 11' 8" ( 3.71m Plus Cupboard x 3.56m )

Window to rear aspect, feature fire place, radiator, under-stairs cupboard.

#### Kitchen

15' 5" MAX x 9' (4.70m MAX x 2.74m)

Newly fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear and side aspect, sink with drainer, electric hob with extractor hood, eye level electric oven, integrated microwave, plumbing for washing machine, space for fridge/freezer, door to rear garden, radiator.

## **First Floor Landing**

Stairs from entrance hall, storage cupboard.

#### **Bedroom One**

14' 7" MAX x 12' 2" MAX ( 4.45m MAX x 3.71m MAX )

Windows to front aspect, radiator.

## **Bedroom Two**

12' 2" MAX x 9' 7" MAX ( 3.71 m MAX x 2.92 m MAX )

Window to rear aspect, feature fire place, radiator.

## **Bedroom Three**

9' 7" MAX x 9' 7" MAX ( 2.92m MAX x 2.92m MAX )

Window to rear aspect, feature fire place, radiator.

## **Bathroom**

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

## Outside

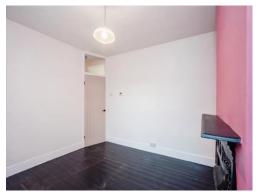
## **Front Garden**

## Rear Garden

Patio area, laid lawn.

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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

T 01923 230 403 E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: D

view this property online connells.co.uk/Property/WTF313935







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.