



Connells

Vicarage Road
Watford



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 (3.71m MAX x 2.92m 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.









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/WTF313935



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