



Connells

The Gardens
Watford



Property Description

**** NO UPPER CHAIN ****

Connells are delighted to bring this well-presented detached family home that is situated on a popular residential road within the highly sought after Cassiobury Estate. The property comprises of a large through lounge, a fitted kitchen large dining area, three well-proportioned bedrooms and a modern family bathroom suite. Benefits include an additional office room, an additional shower room, a driveway for three cars, a garage, a well-maintained mature rear garden as well as holding the potential to extend (STPP).

An ideal family home, the property is conveniently located with access to several transport links including Watford Metropolitan Station as well as the M25, M1 & A41 motorways. There are a variety of well-regarded schools within catchments including Watford Boys Grammar School & Nascot Wood Infant & Junior Schools. There are a variety of local shops, amenities, eateries and the award winning Cassiobury Park within walking distance as well as Watford Town Centre being a short distance away providing further amenities, eateries, entertainment and recreational facilities.

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

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method

requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Door to front aspect, window to front aspect, stairs to first floor landing.

Shower Room

Windows to rear aspect, shower cubicle, WC. vanity wash hand basin, heated hand towel rail.

Living Room

29' 5" MAX x 12' MAX (8.97m MAX x 3.66m MAX)
Windows to front and rear, window to side aspect, doors to rear garden, feature fire place, radiators.

Office Room

11' 3" MAX x 7' 5" MAX (3.43m MAX x 2.26m MAX)
Window to rear aspect, radiator.

Kitchen

11' 8" MAX x 8' 3" MAX (3.56m MAX x 2.51m MAX)
Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, eye level electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge freezer, door to rear garden, opening to dining room.

Dining Room

13' 6" MAX x 12' 3" MAX (4.11m MAX x 3.73m MAX)
Window to front aspect, radiator.

First Floor Landing

Stairs from entrance hall, airing cupboard.

Bedroom One

17' 6" MAX x 12' 6" MAX (5.33m MAX x 3.81m MAX)
Window to front and rear aspect, fitted wardrobes, radiator.

Bedroom Two

13' 6" MAX x 12' 3" MAX (4.11m MAX x 3.73m MAX)
Window to front aspect, fitted wardrobes, radiator.

Bedroom Three

9' 5" MAX x 8' 7" MAX (2.87m MAX x 2.62m MAX)
Window to rear aspect, fitted wardrobes, radiator.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, his & hers vanity sink unit, WC, heated hand towel rail.

Outside

Front Garden

Block paved driveway for several cars.

Garage

Up and over door, door to office room.









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: E

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314025



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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