





Property Description

**** NO UPPER CHAIN ****

Connells are delighted to bring this well-presented mid-terraced house to the market that is situated on a quiet cul-de-sac road in West Watford. The property comprises of a sizeable reception room, a well-maintained fitted kitchen, three well-proportioned bedrooms and a family bathroom suite. Benefits include a downstairs cloakroom, a conservatory room, an easily maintainable rear garden, off-street parking, a garage as well as holding the potential to extend (STPP).

The ideal family home, the property is conveniently located with access to several transport links including Watford Metropolitan Station as well as the M25, M1 and A41 motorways. There are a variety of well-regarded schools within proximity including catchments to the sought after Grammar Schools. The vibrant Cassiobury Park and Watford Town Centre are just a short distance away 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 aspect.

Entrance Hall

Stairs to first floor landing.

Cloakroom

Window to side aspect, WC, wash hand basin, radiator.

Kitchen

8' 8" MAX x 8' 1" MAX (2.64m MAX x 2.46m MAX)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front and rear aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

Lounge / Dining Room

9' 6" MAX x 18' 11" MAX (2.90m MAX x 5.77m MAX)

Window to rear aspect, television point, telephone point, sliding doors to conservatory, radiator.

Conservatory

Windows to side and rear aspect, sliding patio doors to rear garden.

First Floor Landing

Stairs from entrance hall, airing cupboard.

Bedroom One

12' 5" MAX x 8' 8" MAX (3.78m MAX x 2.64m MAX)

Window to rear aspect, built in wardrobes, radiator.

Bedroom Two

10' MAX x 9' 8" MAX (3.05m MAX x 2.95m MAX)

Window to front aspect, built in cupboard, radiator.

Bedroom Three

8' 10" MAX x 6' 8" PLU WARDROBE (2.69m MAX x 2.03m PLU WARDROBE)

Window to rear aspect, fitted wardrobe, radiator.

Bathroom

Window to front aspect, bath with mixer taps and overhead shower, WC, wash hand basin, radiator.

Outside

Front Garden

Driveway, garage access.

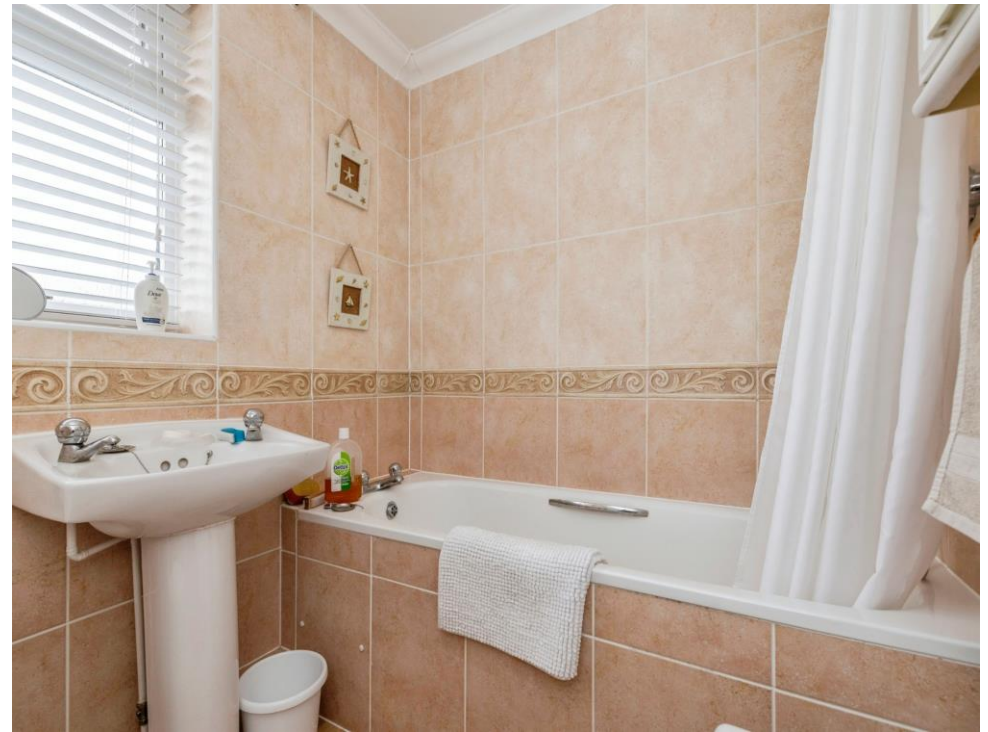
Garage

Up and over door, door to entrance hall.

Rear Garden

Decking, raised flower beds, paved, rear access.









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/WTF314028



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