





Property Description

****GUIDE PRICE £500,000 - £525,000** ** NO UPPER CHAIN ****

Connells are pleased to bring this immaculately presented town house to the market that is situated on a private development in South Oxhey. The property consists of three floors and comprises of a sizeable reception room, a spacious kitchen-diner with high-spec integrated appliances, three double bedrooms and family bathroom. Benefits include an en-suite to the master bedroom, a convenient downstairs cloakroom, a south facing private patio area as well as two gated parking spaces. Additional benefits include ample storage throughout, a long lease as well as NHBC warranty remaining.

An ideal family home, the property is conveniently located with access to several transport links including being adjacent to Carpenders Park Station as well as the A41 and M1 motorways. There are a variety of local shops and amenities within walking distance with further shops, eateries, entertainment and recreational facilities in Watford High Street and Shopping Centre. There are a variety of nurseries, primary schools and secondary schools within catchments including Watford Girls Grammar School and Watford Boys Grammar Schools.

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

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please

ask the Branch for more details.

Entrance Hall

Door to front aspect, storage cupboard, stairs to first floor landing.

Cloakroom

WC, wash hand basin, heated hand towel rail.

Kitchen / Diner

18' 7" MAX x 8' 9" MAX (5.66m MAX x 2.67m MAX)

Window to front aspect with wooden shutters, radiator, storage cupboard.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric eye level oven and hob with extractor hood, integrated dishwasher, washing machine and fridge/freezer.

First Floor Landing

Stairs from entrance hall, stairs to second floor landing.

Bedroom One

15' 6" MAX x 8' 6" MAX (4.72m MAX x 2.59m MAX)

Window to front aspect, fitted wardrobes, radiator, door to en-suite.

En-Suite

Shower cubicle, WC, wash hand basin, heated hand towel rail.

Bedroom Three

10' 4" MAX x 7' 2" MAX (3.15m MAX x 2.18m MAX)

Window to front aspect, radiator.

Second Floor Landing

Stairs from first floor landing, airing cupboard.

Lounge

16' 3" MAX x 10' 9" MAX (4.95m MAX x 3.28m MAX)

Window to rear aspect, television point, telephone point, radiator, storage cupboard, door to terrace.

Bedroom Three

16' 2" Into Wardrobe x 10' 5" MAX (4.93m Into Wardrobe x 3.17m MAX)

Window to front aspect, fitted wardrobes, radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, heated hand towel rail.

Outside

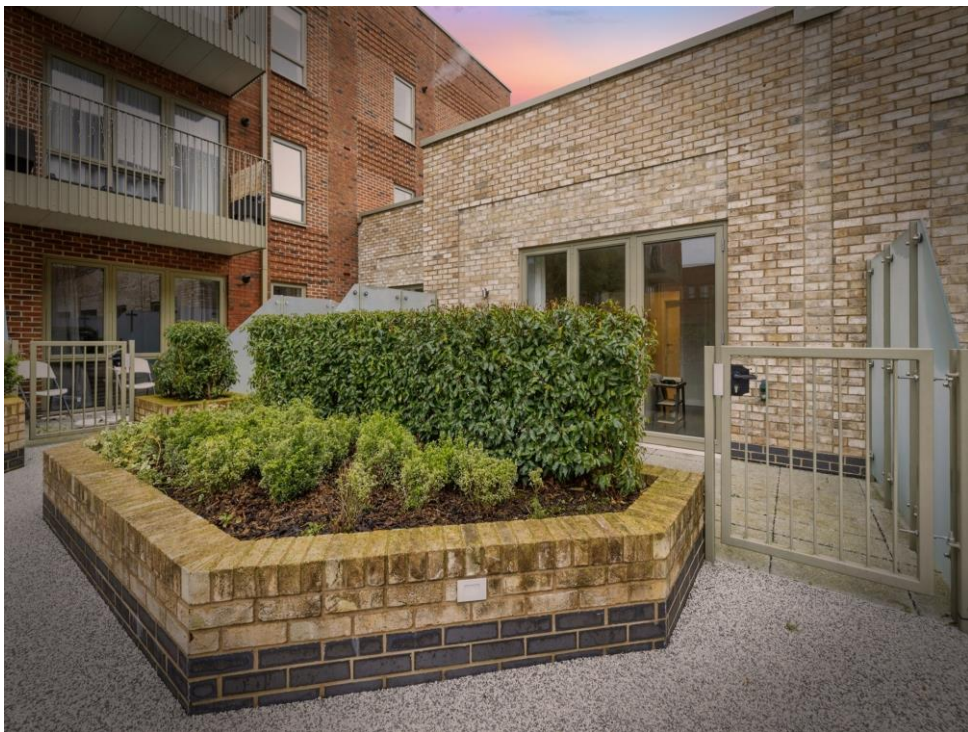
Private Terrace

Communal Grounds

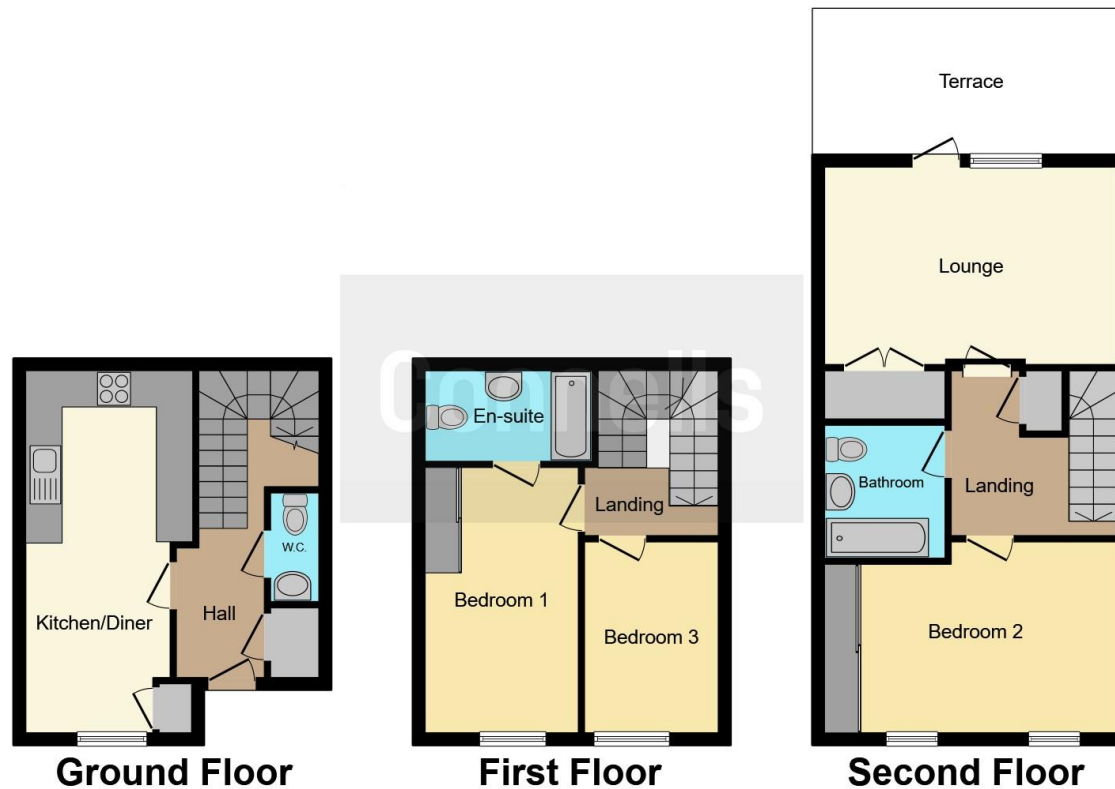
Parking

Two allocated gated parking spaces.









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: B

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314015

This is a Leasehold property with details as follows; Term of Lease 250 years from 23 Oct 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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