



**Connells**

Anglesey Road  
Watford





## Property Description

Connells are pleased to bring this well-presented mid-terrace house to the market that is situated on a quiet residential road in Watford. The property briefly comprises of a sizeable reception room, a modern fitted kitchen with separate utility area, three double and a family bathroom suite. Benefits a downstairs cloakroom, two en-suites, a conservatory room, a new porch, well-maintained front and rear gardens, an outhouse with power and lighting as well as residential parking bays.

The property is located within a prime position, just a stone's throw away from several transport links including Carpenders Park Station the A41 & M1 motorways. There are a variety of well-regarded primary schools, secondary schools and nurseries within catchments. There are a range of local amenities and parks within walking distances as well as Watford Town centre being just a short drive away providing further amenities, eateries, entertainment and recreational facilities.

Viewings are highly recommended.

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

## Entrance Porch

Door to front aspect, window to front and side aspect, door to entrance hall.

## Entrance Hall

Stairs to first floor landing.

## Lounge

13' 4" Into Recess x 12' 5" MAX ( 4.06m Into Recess x 3.78m MAX )

Window to front aspect, feature fire place, television point, telephone point, radiator.

## Kitchen

12' 9" MAX x 9' 5" MAX ( 3.89m MAX x 2.87m MAX )

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

## Utility Area

Plumbing for washing machine.

## Cloakroom

WC, wash hand basin.

## Conservatory

13' 8" x 7' 7" ( 4.17m x 2.31m )

Windows to rear and side aspect, radiator, door to rear garden.

## First Floor Landing

Stairs from entrance hall, window to front aspect, airing cupboard, stairs to second floor

landing.

**Bedroom One**

11' 4" MAX x 9' 7" MAX ( 3.45m MAX x 2.92m MAX )

Window to rear aspect, built in cupboard and wardrobe, radiator, door to en-suite.

**En-Suite**

Window to rear aspect, shower cubicle, WC, wash hand basin.

**Bedroom Two**

12' 4" MAX x 11' 2" MAX ( 3.76m MAX x 3.40m MAX )

Window to front aspect, built in cupboard and wardrobe, radiator.

**Bathroom**

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

**Second Floor Landing**

Stairs from first floor landing.

**Attic / Bedroom Three**

16' MAX x 9' 7" Restricted Head Room ( 4.88m MAX x 2.92m Restricted Head Room )

Windows to rear aspect, fitted wardrobes, storage in eaves.

**En-Suite**

Window to rear aspect, storage cupboard, WC, wash hand basin.

**Outside**

**Front Garden**

**Rear Garden**

Paved patio area, laid lawn, shrubbed borders, outhouse.

**Outhouse**

19' 7" MAX x 6' 3" MAX ( 5.97m MAX x 1.91m MAX )

Windows to front, door to front, power and lighting.

**Parking**

Residential parking bays.

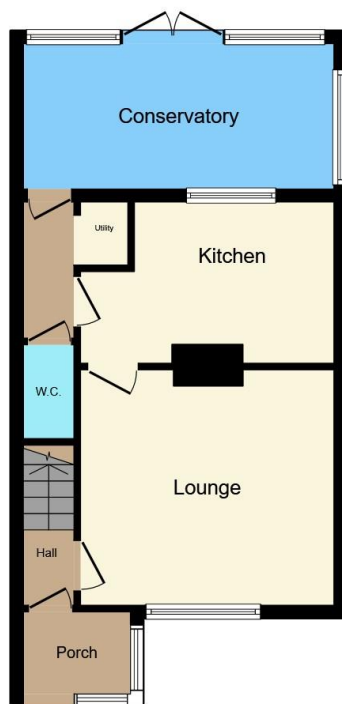




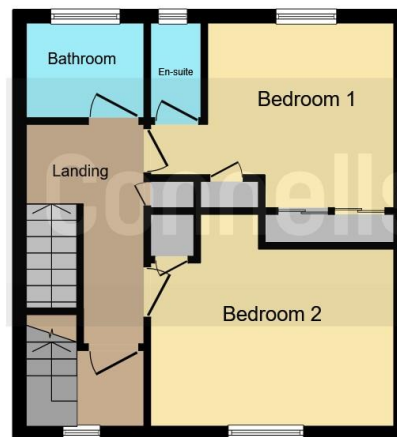








**Ground Floor**



**First Floor**



**Second Floor**

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](http://www.focalagent.com)

To view this property please contact Connells on

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6 The Parade  
 WATFORD WD17 1AA

**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WTF314048](http://connells.co.uk/Property/WTF314048)



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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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