



Connells

Ebury Road
Watford



Property Description

**** £375,000 - £400,000 ****

Connells are pleased to bring this well-presented mid-terraced house to the market that is situated on a cul-de-sac road in Central Watford. The property comprised of a large through lounge, a modern fitted kitchen with separate utility space, two double bedrooms and a bathroom suite. Benefits include a well-maintained rear garden, permitted on-street parking as well as holding the potential to extend (STPP).

Ideal for first time buyers or investors, the property is conveniently located with easy access to several transport links including Watford Junction Station, Watford High Street Station as well as the A41 & M1 motorways. The property is also located within walking distance to Waterfields Recreational grounds, Radlett Road Playing fields as well as the vibrant Watford Town Centre with its array of amenities, eateries, entertainment and recreational facilities.

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

Entrance Porch

Front door, door to lounge/dining room.

Lounge / Dining Room

21' 11" MAX x 11' 7" MAX (6.68m MAX x 3.53m MAX)

Window to front aspect, television point, telephone point, radiators, stairs to first floor landing, door to rear garden.

Kitchen

8' 3" x 6' 7" (2.51m x 2.01m)

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

Utility / Wc

4' 7" x 4' 4" (1.40m x 1.32m)

Windows to rear and side aspect, work surfaces, plumbing for washing machine, WC.

First Floor Landing

Stairs from lounge.

Bedroom One

12' x 9' 9" (3.66m x 2.97m)

Two windows to front aspect, radiator.

Bedroom Two

11' 9" x 9' 11" PLUS WARDROBE (3.58m x 3.02m PLUS WARDROBE)

Window to rear aspect, built in wardrobes, radiator, door to bathroom.

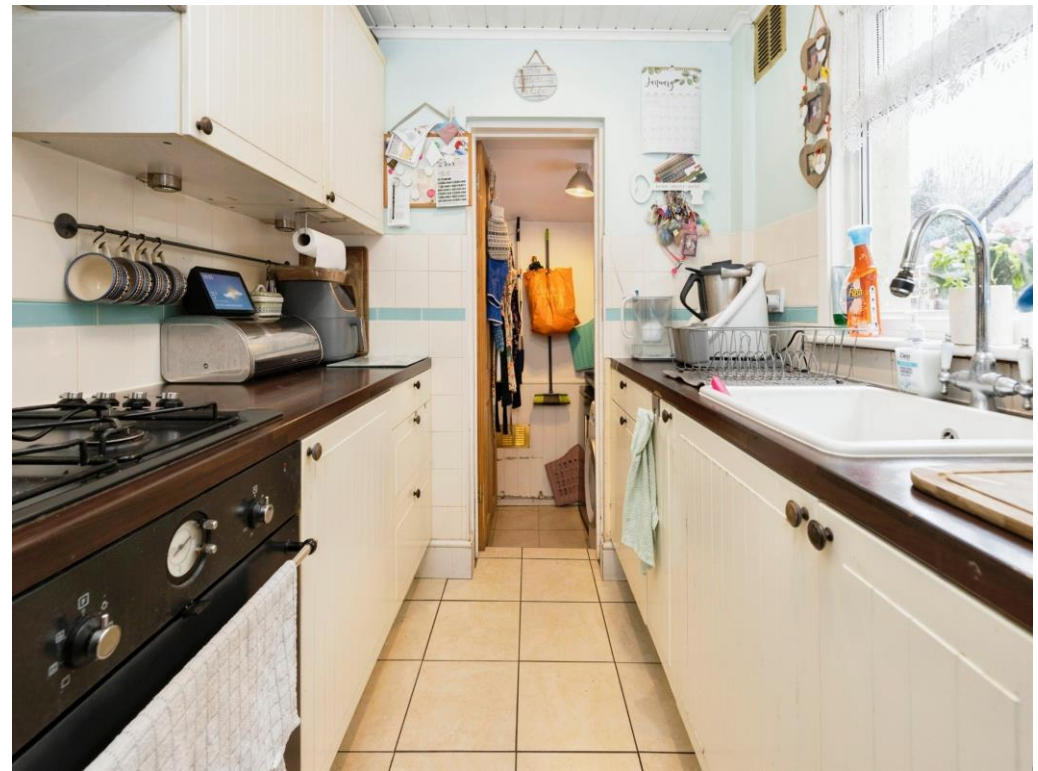
Bathroom

Windows to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, enclosed purpose built cupboard housing boiler, radiator.

Outside

Rear Garden

Paved patio area, laid lawn, shed.









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: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314074



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