





Property Description

**** NO UPPER CHAIN **** Connells are pleased to present this well-presented mid-terraced house to the market that is situated on a private gated road in the popular Reeds Development. The property comprises of a sizeable reception room, a modern fitted kitchen, three well-proportioned bedrooms as well as a family bathroom. Benefits include new flooring throughout, a landscaped enclosed rear garden, an en-suite to the master bedroom, a downstairs cloakroom, two allocated off-street parking spaces as well as a garage with power and lighting. Further benefits include Harvey water softener installed to the mains, a hive system (phone operated heated system), CCTV front and back with hard wired Ring system as well as an on site play area in the development which is great for families.

An ideal family home the property is conveniently located with access to several transport links including being walking distance to Watford Junction Station as well as the A41 & M1 motorways. Watford High Street and Shopping Centre is just a short walk away providing numerous shops, eateries, entertainment and recreational facilities.

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

Agents Note

There is a maintenance charge of approx. £1150 PA. This includes residential use of the communal grounds and parking at rear of the

property.

Entrance Hallway

Front door, stairs to first floor landing, under-stairs cupboard and radiator.

Cloakroom

Window to front aspect, WC and wash hand basin.

Living Room / Diner

15' 3" x 11' 4" (4.65m x 3.45m)

French doors to garden, windows to rear aspect, television & telephone point, radiator and opening to kitchen.

Kitchen

16' x 8' 11" (4.88m x 2.72m)

Modern fitted kitchen with a range of built in wall and floor units, with ample worktops, built in stainless steel oven, gas hob and extractor, plumbing for washing machine, integrated dishwasher, double bowl sink unit with mixer taps, integrated fridge/freezer, part tiled walls, ceramic tiling to floor and power points, window to rear aspect, door to hallway, door to garden,

First Floor Landing

Stairs from entrance hall, airing cupboard, access to part boarded loft.

Bedroom One

14' 4" x 9' 1" (4.37m x 2.77m)

Double aspect windows to rear, built in wardrobes, radiator and door to en suite.

En Suite

Vanity wash hand basin, heated towel rail, extractor fan, shower cubicle and WC.

Bedroom Two

11' 6" x 9' (3.51m x 2.74m)

Window to rear aspect and radiator.

Bedroom Three

8' 5" x 5' 11" (2.57m x 1.80m)

Window to side aspect, radiator and built in storage cupboard.

Bathroom

Window to front aspect, bath with shower over, WC, radiator, vanity wash hand basin.

Outside

Rear Garden

Enclosed rear garden with gated access to garage and drive, paved patio area surrounding lawn, outdoor power outlet.

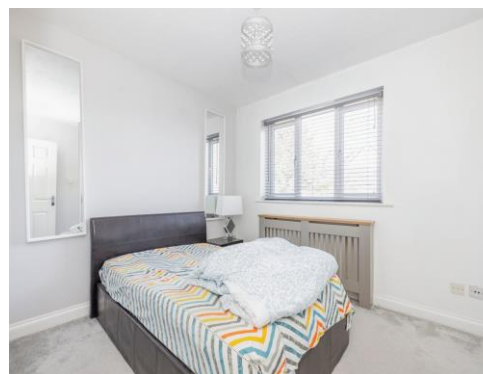
Garage

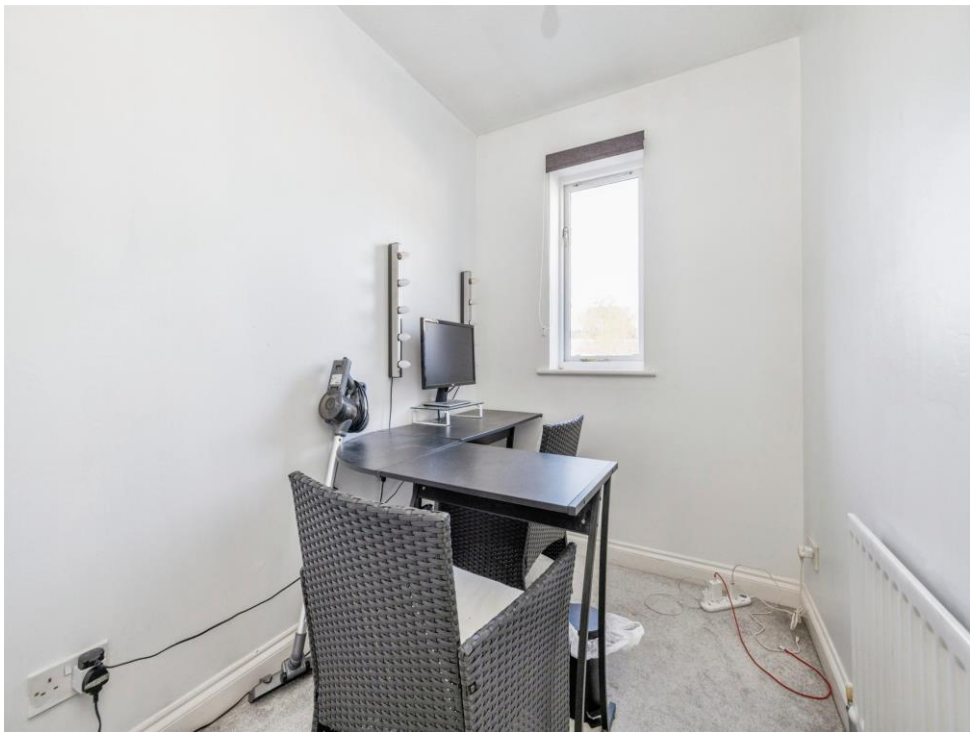
15' 5" x 8' 2" (4.70m x 2.49m)

Up and over door with power and lighting.

Parking

Two allocated off-street parking spaces.

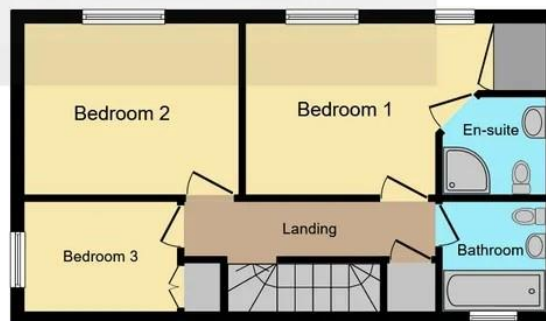








Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314113



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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