



Charlock Way
Watford WD18 6JZ

for sale guide price
£500,000



Property Description

GUIDE PRICE ** £500,000 - £525,000 **
Connells are pleased to bring this well-presented, semi-detached property to the market that is situated within West Watford offering easy access to Watford General Hospital and Watford Met Station. Comprising of a welcoming entrance hallway, two reception rooms, a well-maintained fitted kitchen, three well-proportioned bedrooms and family bathroom. Benefits include a downstairs cloakroom, a conservatory room, a well-maintained rear garden with two sheds with electrics, off-street driveway parking as well as holding the potential to extend (STPP).

Conveniently located with easy access to the sought after Grammar Schools, local amenities including excellent transport link to the surrounding areas and motorway network M1, M25 and A41. The Town Centre can be accessed via approximately a 20 minute walk with its vast array of amenities to include the Atria shopping centre, restaurants, bars, entertainment facilities and the award winning Cassiobury Park.

Your viewing is highly recommend. Ideal family home!

Entrance Porch

Door to front aspect, window to front aspect.

Entrance Hall

Window to side aspect, stairs to first floor landing, under-stairs storage.

Cloakroom

Window to side aspect, WC, wash hand basin.

Living Room

16' 10" Into Bay x 12' 2" MAX (4.88m Into Bay x 3.71m MAX)

Bay window to front aspect, television point, telephone point, radiator.

Dining Room

10' 8" x 8' 10" (3.25m x 2.69m)
Doors to conservatory, radiator.

Kitchen

10' 10" MAX x 9' 9" MAX (3.30m MAX x 2.97m 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 and hob with extractor hood, plumbing for washing machine, space for fridge/freezer, larder, door to lean to.

Lean To

22' 2" x 3' 2" (6.76m x 0.97m)
Door to rear, door to front, door to kitchen.

Conservatory

9' 5" x 8' 3" (2.87m x 2.51m)
Windows to rear aspect, door to rear garden.

First Floor Landing

Stairs from entrance hall, window to side aspect, airing cupboard.

Bedroom One

12' 6" x 10' 3" MAX (3.81m x 3.12m MAX)
Window to front aspect, radiator.

Bedroom Two

10' 2" x 10' 8" (3.10m x 3.25m)
Window to rear aspect, radiator.

Bedroom Three

8' 9" MAX x 7' 7" MAX (2.67m MAX x 2.31m MAX)
Window to front aspect, fitted wardrobe, radiator.

Bathroom

Bath with mixer taps and electric shower over, wash hand basin, hand towel rail.

Wc Room

Window to rear aspect, WC.

Outside

Front Garden

Driveway for two cars.

Rear Garden

Block paved, two sheds with electrics.





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

view this property online connells.co.uk/Property/WTF314149



Tenure: Freehold



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