



Connells

St Albans Road
Watford



Property Description

Connells are delighted to bring this beautifully presented, extended semi-detached house to the market that is situated on a popular road in North Watford. The property briefly comprises of a large open plan through lounges with an open plan lounge with modern fitted kitchen and a spacious dining area, a separate utility/kitchen area, four well-proportioned bedrooms as well as a downstairs shower room, a modern family bathroom and an additional four piece ensuite/bathroom. Benefits include a large block paved driveway for several cars, an expansive landscaped rear garden as well as holding the potential for further extension (STPP).

The property is conveniently located with access to several transport links including North Watford Station as well as the M1, A41 & M25 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments. There are a range of local shops and amenities including Sainsbury's supermarket and Asda Hypermarket within walking distance as well as being a short drive away from the vibrant Watford High Street and Shopping Centre with it array of shops, eateries, entertainment and recreational facilities.

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

Entrance Hall

Door to front aspect, window to front aspect, stairs to first floor landing.

Shower Room

Window to side aspect, WC, vanity wash hand basin, shower cubicle, heated hand towel rail.

Lounge / Kitchen Area

30' 7" MAX x 16' 7" (9.32m MAX x 5.05m)

Bi-folding doors to rear garden, television point, radiator.

Fitted kitchen comprised of wall and base units with work surfaces and splashbacks to complement, window to side aspect, sink with drainer, eye level electric oven, gas hob with extractor hood, space for American fridge/freezer, breakfast bar area.

Dining Area

11' 11" Plus Bay x 11' 10" (3.63m Plus Bay x 3.61m)

Bay window to front aspect, radiator.

Utility Room

13' 10" x 7' 4" (4.22m x 2.24m)

Range of wall and base units with work surfaces to complement, sink with drainer, cooker point with extractor hood, plumbing for washing machine and dishwasher, space for American fridge/freezer, patio doors to rear garden, door to front aspect.

First Floor Landing

Stairs from entrance hall, window to side aspect, stairs to second floor.

Bedroom One

11' 11" x 10' 11" MAX (3.63m x 3.33m MAX)

Window to rear aspect, fitted wardrobes, radiator.

Bedroom Two

13' x 9' 9" (3.96m x 2.97m)

Window to front aspect, radiator.

Bedroom Three

9' 5" MAX x 6' 9" MAX (2.87m MAX x 2.06m MAX)

Window to rear and side aspect, radiator.

Bathroom

Window to front aspect, Jacuzzi bath with mixer taps and overhead shower, WC, vanity wash hand basin, heated hand towel rail.

Second Floor

Bedroom Four

15' 10" x 10' 6" (4.83m x 3.20m)

Velux windows to front aspect, windows to rear aspect, Juliet balcony, door to en-suite.

En-Suite / Bathroom

Window to rear aspect, bath with mixer taps, shower cubicle, WC, vanity wash hand basin, heated hand towel rail.

Outside

Front Garden

Block paved driveway for several cars.

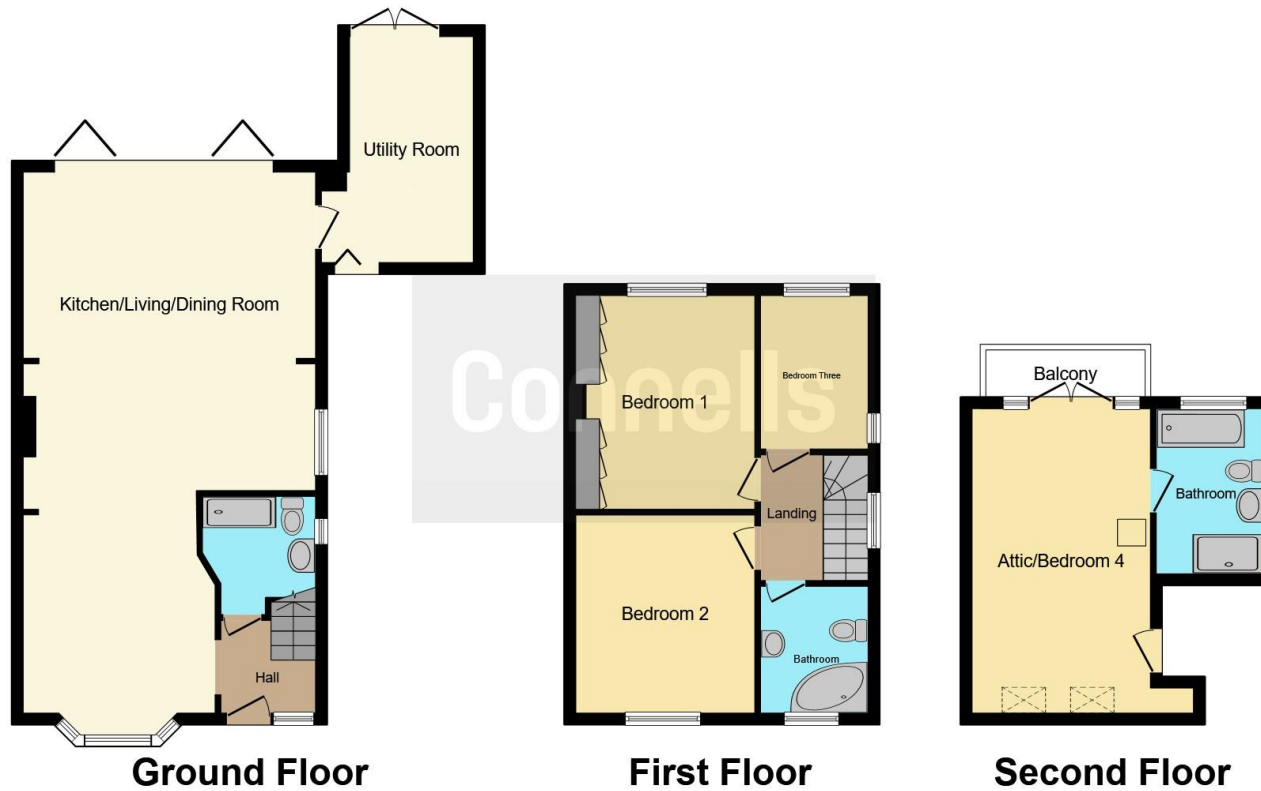
Rear Garden

Landscaped rear garden, decking area, paved patio area, laid lawn area, fence enclosed, side access, two sheds.









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: Awaited

Tenure: Freehold

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Property Ref: WTF313568 - 0003