







## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are pleased to bring this well-presented mid-terraced house that is situated on a sought-after residential road in Central Watford. The property comprises of two reception rooms, a fitted kitchen, three well-proportioned bedrooms and off-landing shower room. Benefits include an easily maintainable rear garden with side access and storage, residential permit parking, the scope for modernisation as well as holding the potential to extend (STPP).

The property is conveniently located with access to several transport links including, Watford Junction, Watford High Street and Watford Metropolitan train stations as well as the M1 & A41 motorways. The property is also within catchments for well-regarded nurseries, primary schools and secondary schools including Watford Girls Grammar School. The vibrant Watford Shopping Centre and High Street is also just a short walk away providing shops, amenities, eateries, entertainment and recreational facilities.

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

## Entrance Hall

Front door, stairs to first floor landing.

## Lounge

14' 3" Into Bay x 12' 2" MAX ( 4.34m Into Bay x 3.71m MAX )

Bay window to front aspect, television point,

telephone point, radiator.

## Dining Room

12' 6" MAX x 11' 9" MAX ( 3.81m MAX x 3.58m MAX )

Window to rear aspect, television point, radiator.

## Kitchen

9' 5" x 9' 4" ( 2.87m x 2.84m )

Wall and base units with work surfaces and tiling to complement, window to side and rear aspect, sink with drainer, cooker point, plumbing for washing machine, space for fridge/freezer, door to rear garden.

## First Floor Landing

Stairs from entrance hall.

## Bedroom One

11' 6" x 14' 6" MAX ( 3.51m x 4.42m MAX )

Two windows to front aspect, radiator.

## Bedroom Two

12' x 9' 2" ( 3.66m x 2.79m )

Window to rear aspect, radiator.

## Bedroom Three

7' 5" MAX x 9' 4" MAX ( 2.26m MAX x 2.84m MAX )

Window to rear aspect, radiator.

## Shower Room

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

## Outside

### Front Garden

### Rear Garden















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/WTF314205](http://connells.co.uk/Property/WTF314205)



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.

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