

Connells

Percy Road Watford

# Percy Road Watford WD18 0QA







# **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





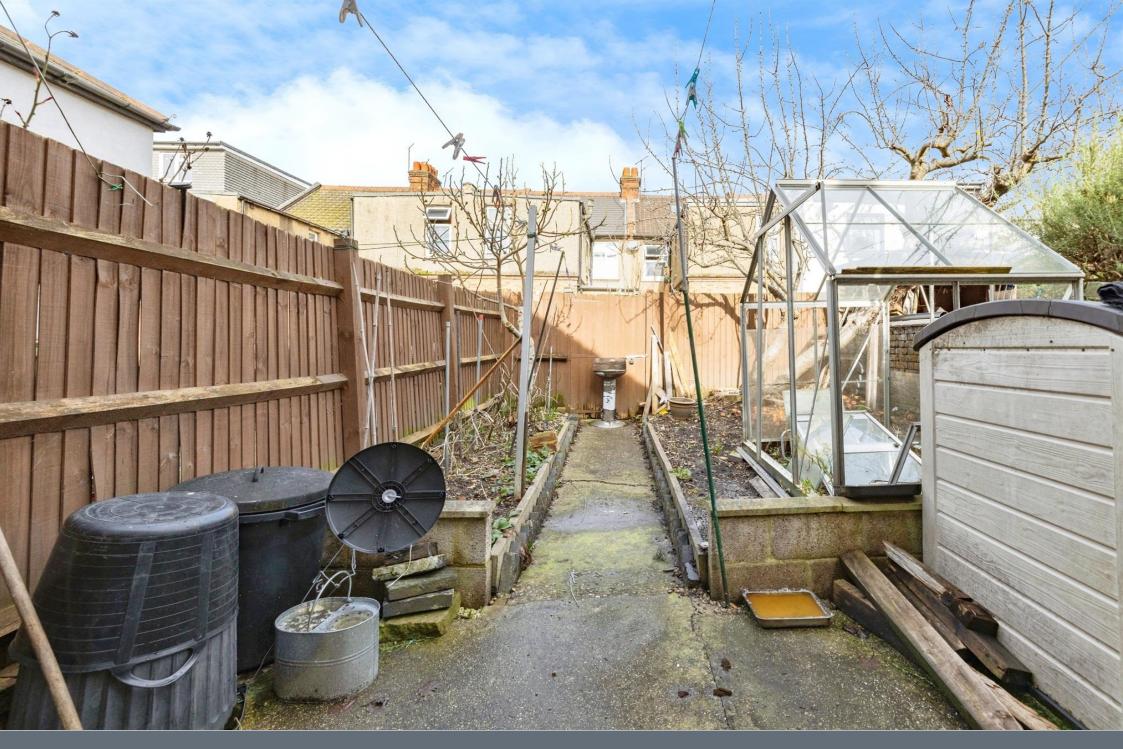












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To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/WTF314205

Tenure: Freehold





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