





Property Description

Connells are delighted to bring this well-presented mid-terraced house to the market that is situated on a popular residential road in West Watford. The property briefly comprises a sizeable reception room, a well-appointed fitted kitchen, three well-proportioned bedrooms and family bathroom suite. Benefits include a downstairs cloakroom, a landscaped front garden, a split-level rear garden, a double vaulted garage to the rear of the property providing off-street parking as well as holding the potential to extend (STPP).

An ideal family home, the property is situated within easy reach of Watford Town Centre and ideally placed within walking distance to Watford Met Station, Watford Junction Station & Watford High Street Station with direct links into Euston as well as being within catchments to well-regarded schools including Watford Girls & Boys Grammar Schools. The award winning Cassiobury Park with its hugely popular play area/splash park and woodland are within easy reach, as well as the other recreational facilities to include Watford Leisure Centre and Atria Shopping Centre with its vast area of family entertainment.

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

Entrance Porch

Door to front aspect, storage cupboard, door to entrance hall, radiator.

Entrance Hall

Door to front aspect, stairs to first floor landing.

Cloakroom

Window to front aspect, WC, wash hand basin, radiator.

Living / Dining Room

13' 6" x 17' MAX (4.11m x 5.18m MAX)

Window to rear aspect, under-stairs storage, television point, telephone point, radiator, French doors to rear garden.

Kitchen

10' 10" MAX x 8' 8" MAX (3.30m MAX x 2.64m MAX)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, cooker point with extractor hood, plumbing for washing machine, space for fridge/freezer, wall mounted boiler, radiator.

First Floor Landing

Stairs from entrance hall, loft access, storage cupboard.

Bedroom One

11' 5" x 10' 9" (3.48m x 3.28m)

Window to front aspect, built in wardrobe, radiator.

Bedroom Two

10' 9" x 10' 1" (3.28m x 3.07m)

Window to rear aspect, radiator.

Bedroom Three

7' 1" x 8' 1" (2.16m x 2.46m)

Window to rear aspect, radiator.

Bathroom

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

Outside

Front Garden

Landscaped front garden, laid lawn, path to entrance porch, paved area.

Rear Garden

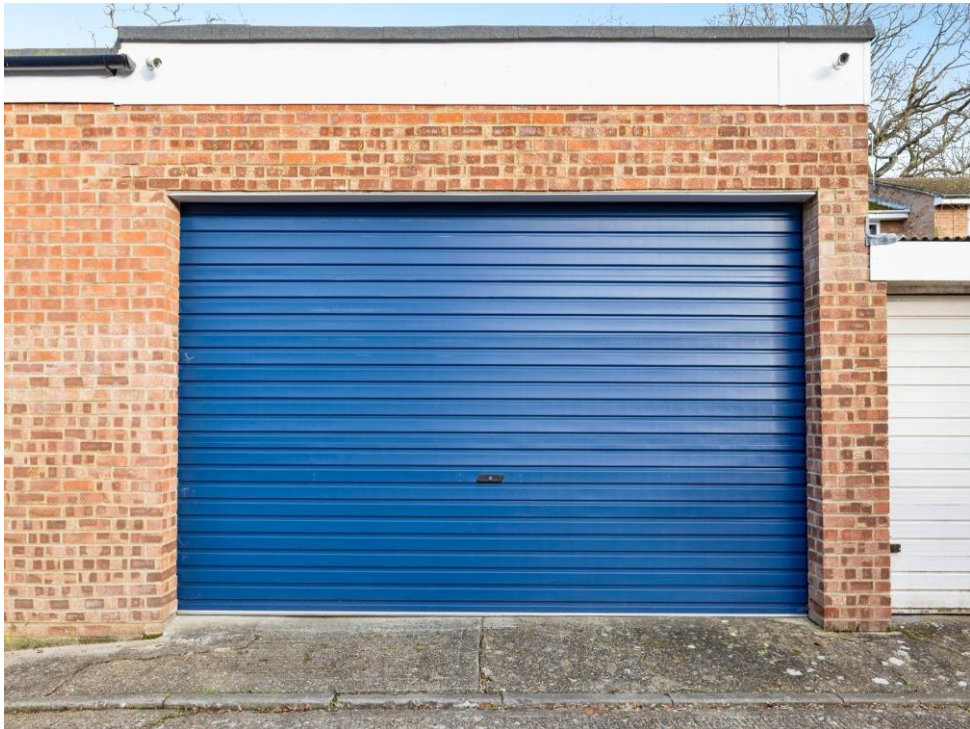
Split level rear garden, patio area, laid lawn area, shed, access to double garage.

Garage

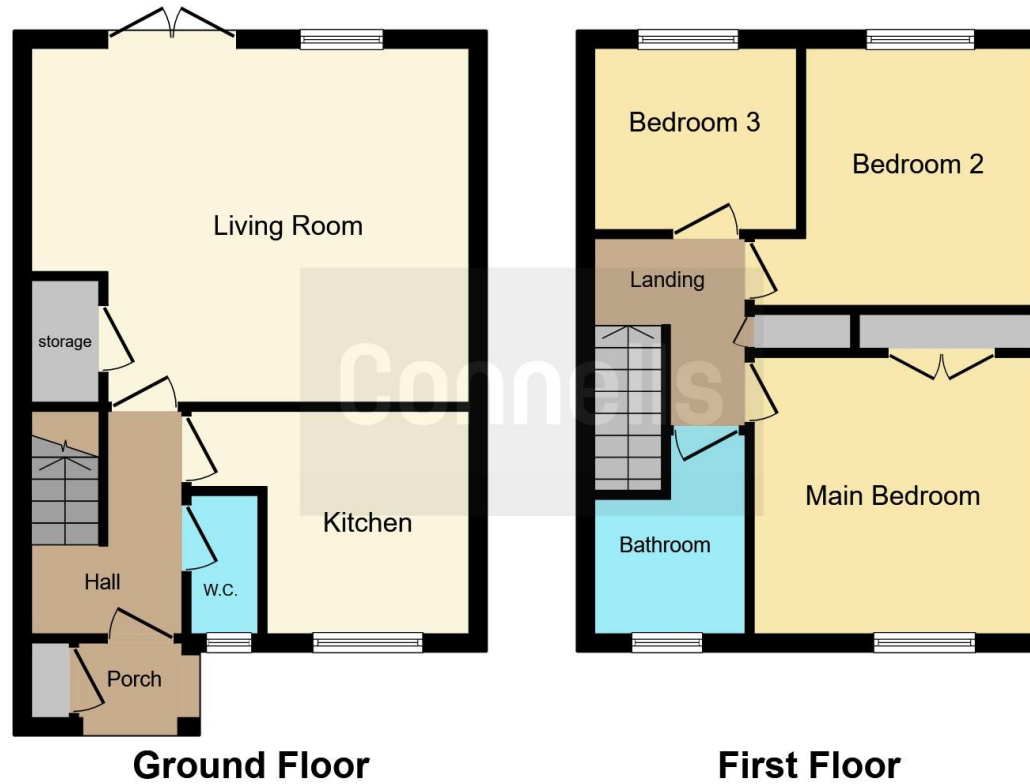
16' 4" x 16' 3" (4.98m x 4.95m)

Located at rear of property, double garage with vaulted ceiling & electric rolling door, door to 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

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314141



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