





## Property Description

Connells are pleased to bring this well-presented brick-built end-terrace house to the market that is situated on a popular residential road in Watford.

The property comprises of a sizeable reception room, a modern fitted kitchen with integrated appliances, two double bedrooms and bathroom suite. Benefits include a downstairs WC, NHBC warranty remaining, a well-kept rear garden, off-street residential parking bays as well as holding the potential for reconfiguration (STPP).

The property is located within a prime position, just a stone's throw away from several transport links including Carpenders Park Station the A41 & M1 motorways. There are a variety of well-regarded primary schools, secondary schools and nurseries within catchments. There are a range of local amenities and parks within walking distances as well as Watford Town centre being just a short drive away providing further amenities, eateries, entertainment and recreational facilities.

Viewings are highly recommended.

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

## Agents Note

Thrive Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 75% share and the remaining 25% share of the property from Thrive Housing Association

to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

## Entrance Hall

Door to front aspect, radiator, stairs to first floor landing, under-stairs storage.

## Cloakroom

Window to front aspect, double glazed, low level WC, extractor, radiator, wash hand basin.

## Living Room

17' 3" MAX x 10' 4" MAX ( 5.26m MAX x 3.15m MAX )

Window to rear aspect, double glazed, television point, telephone point, radiator, door to rear garden.

## Kitchen

14' 6" MAX x 10' 3" MAX ( 4.42m MAX x 3.12m MAX )

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, double glazed, sink with drainer, gas hob with extractor hood, electric oven, integrated dishwasher, washing machine and fridge/freezer.



## First Floor Landing

Stairs from entrance hall.

## Bedroom One

17' 5" MAX x 11' 6" MAX ( 5.31m MAX x 3.51m MAX )

L-shaped room, two windows to rear aspect, double glazed, radiator, loft access.

## Bedroom Two

13' 7" x 10' 5" ( 4.14m x 3.17m )

Window to front aspect, double glazed, radiator.

## Bathroom

Window to front aspect, double glazed, bath with mixer taps and overhead shower, low level wc, vanity basin, heated hand towel rail, extractor.

## Outside

### Front Garden

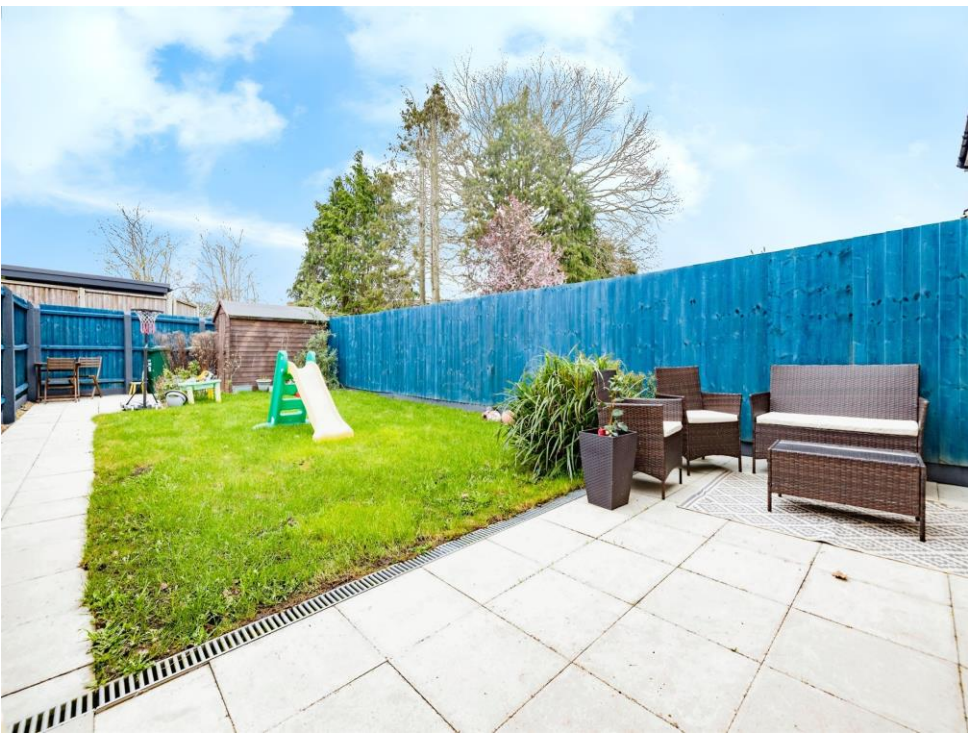
Off street residential parking bays.

### Rear Garden

Patio area, laid lawn, shed, side access.

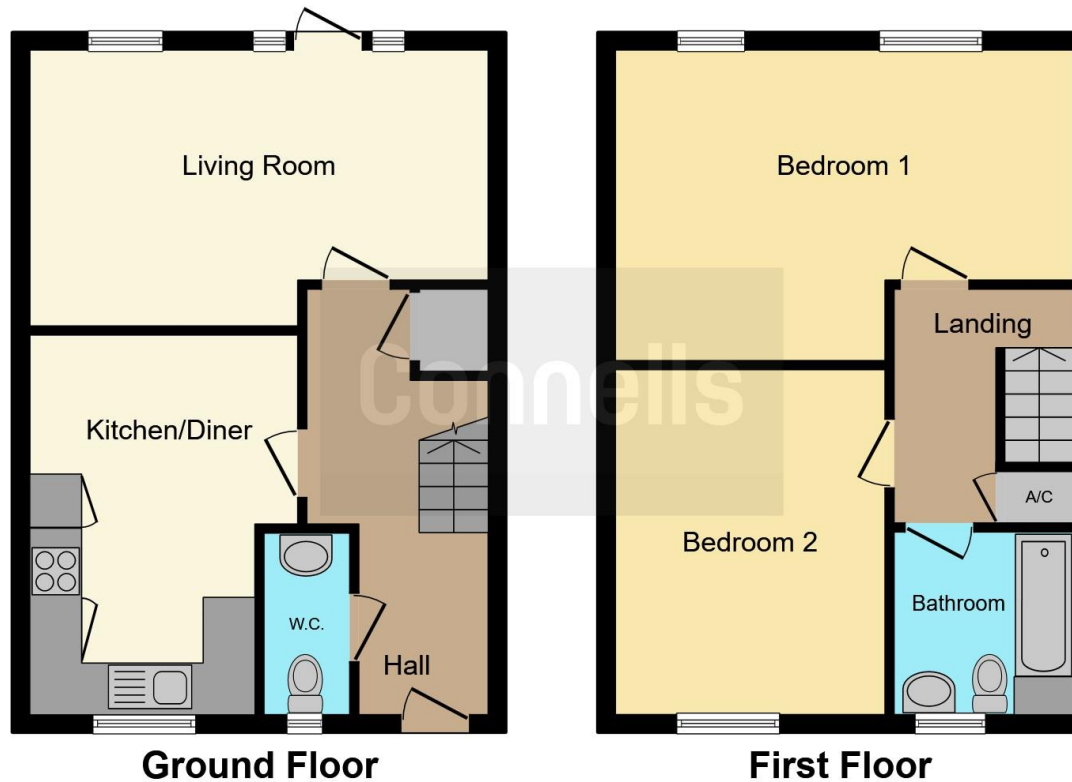












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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**EPC Rating: B**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WTF314282](http://connells.co.uk/Property/WTF314282)



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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