



Connells

Charlock Way
Watford



Property Description

Connells are pleased to bring this well-presented, semi-detached property to the market that is situated within West Watford offering easy access to Watford General Hospital and Watford Met Station. Comprising of a welcoming entrance hallway, two reception rooms, a well-appointed fitted kitchen, three well-proportioned bedrooms and family bathroom. Benefits include a downstairs cloakroom, a separate utility room, an expansive landscaped rear garden, off-street driveway parking, a double garage as well as holding the potential to extend (STPP).

Conveniently located with easy access to the sought after Grammar Schools, local amenities including excellent transport link to the surrounding areas and motorway network M1, M25 and A41. The Town Centre can be accessed via approximately a 20-minute walk with its vast array of amenities to include the Atria shopping centre, restaurants, bars, entertainment facilities and the award winning Cassiobury Park.

Your viewing is highly recommended.

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

Entrance Hall

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

Living Room

16' 5" MAX x 12' 3" (5.00m MAX x 3.73m)

Bay window to front aspect, television point, telephone point, radiator.

Dining Room

10' 2" x 9' 7" (3.10m x 2.92m)

Patio door to rear aspect, radiator.

Kitchen

12' x 9' 6" (3.66m x 2.90m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine, space for fridge/freezer, larder, door to utility room.

Cloakroom

Window to rear aspect, WC, wash hand basin.

Utility Room

20' MAX x 9' 7" (6.10m MAX x 2.92m)

Window to front aspect, door to front aspect, plumbing for washing machine and electrical points.

First Floor Landing

Stairs from entrance hall, airing cupboard, window to side aspect, stairs to loft room.

Bedroom One

12' 7" x 11' 4" Into Cupboard (3.84m x 3.45m Into Cupboard)

Window to front aspect, radiator.

Bedroom Two

11' 6" x 10' 2" (3.51m x 3.10m)

Window to rear aspect, radiator.

Bedroom Three

9' MAX x 8' 6" (2.74m MAX x 2.59m)

Window to front aspect, fitted wardrobe, radiator.

Bathroom

Bath with mixer taps and electric shower over, wash hand basin, hand towel rail.

Wc Room

Window to rear aspect, WC.

Second Floor Landing

Loft Room

19' x 10' (5.79m x 3.05m)

Outside

Front Garden

Laid lawn, hedge, off-street parking, access to double garage.

Double Garage

11' x 8' 3" (3.35m x 2.51m)

Up and over doors.

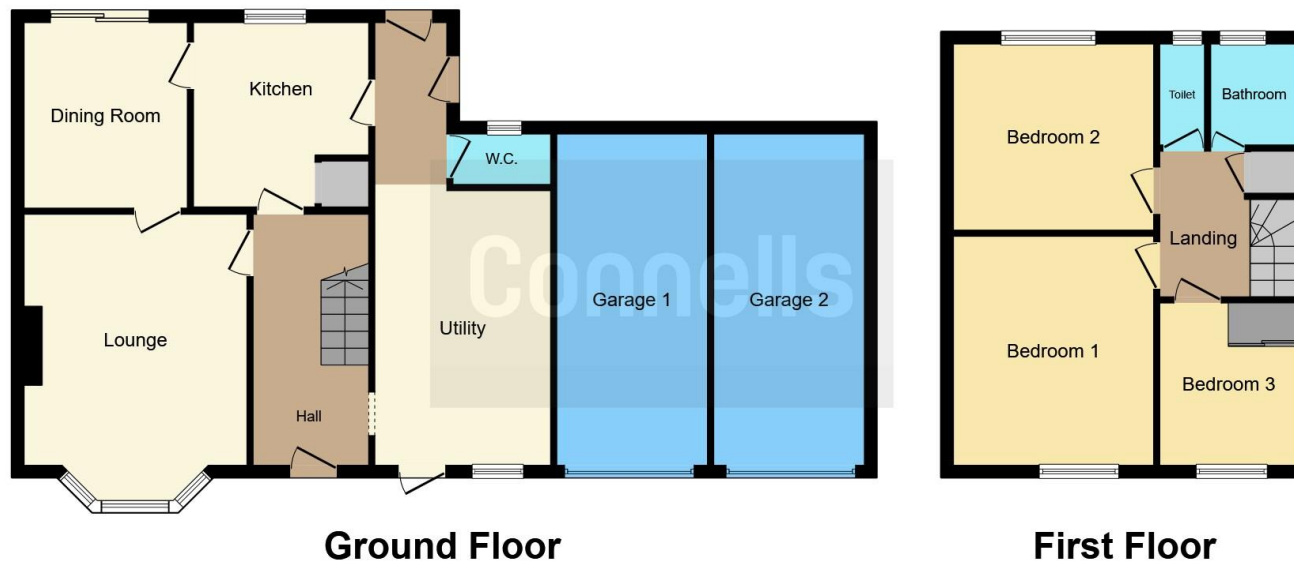
Rear Garden

Expansive landscaped rear garden, paved patio area, laid lawn, 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

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314259



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Property Ref: WTF314259 - 0003