



**Connells**

Ashburnham Drive  
Watford



## Property Description

Connells are delighted to bring this beautifully presented extended semi-detached house to the market that is situated on a sought-after residential road in South Oxhey, Watford. The property comprises of an open plan reception/dining room with modern fitted kitchen with separate utility area, an additional reception room/bedroom, four well-proportioned bedrooms as well as a family bathroom. Benefits include under-floor heating to the ground floor, a cloakroom, an en-suite to the master bedroom, landscaped front and rear gardens as well as views over the stunning fields.

An ideal family home, the property is conveniently located with access to several transport links including Carpenders Park Station & Moor Park Station as well as 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.

## Entrance Porch

Front door to entrance hallway.

## Entrance Hall

Stairs to first floor landing.

## Cloakroom / Shower Room

Walk in shower, WC, wash hand basin.

## Kitchen / Living/ Dining Room

20' 6" MAX x 18' 9" MAX ( 6.25m MAX x 5.71m MAX )

Bi-folding doors to rear garden, television point, under-floor heating, space for dining area.

Bespoke modern fitted kitchen comprised of wall and base units with work surfaces and splashbacks to complement, window to rear aspect, sink with drainer, range of electric hobs, hot plates and grill plates with cooker hoods, integrated eye level electric oven, microwave, coffee machine, integrated wine cooler, breakfast bar and fridge/freezer.

## Utility Room

13' 1" MAX x 6' 2" MAX ( 3.99m MAX x 1.88m MAX )

Range of wall, base and shelving units, window to front aspect, sink, plumbing for washing machine.

## Reception Room / Bedroom 5

10' 9" x 9' 7" ( 3.28m x 2.92m )

Window to front aspect, built in storage, under-floor heating.

## First Floor Landing

Stairs from entrance hall, window to side aspect, stairs to second floor.

## Bedroom Two

12' 5" MAX x 12' 8" MAX ( 3.78m MAX x 3.86m MAX )

Window to rear aspect, built in wardrobes, radiator.

## Bedroom Three

10' 4" MAX x 10' 9" MAX ( 3.15m MAX x 3.28m MAX )

Window to rear aspect, built in wardrobes, radiator.

## Bedroom Four

7' 3" + Sauna x 6' 4" ( 2.21m + Sauna x 1.93m )

Window to side aspect, sauna room.

## Bathroom

Window to side aspect, bath with mixer taps and shower attachment, WC, twin vanity wash hand basin, heated hand towel rail.

## Second Floor Landing

Stairs from first floor landing, sky light.

## Bedroom One

21' 2" MAX x 10' 4" MAX ( 6.45m MAX x 3.15m MAX )

Windows to rear aspect, range of built in wardrobes, door to en-suite.

## En-Suite

Window to side aspect, walk in shower, WC, wash hand basin.

## Outside

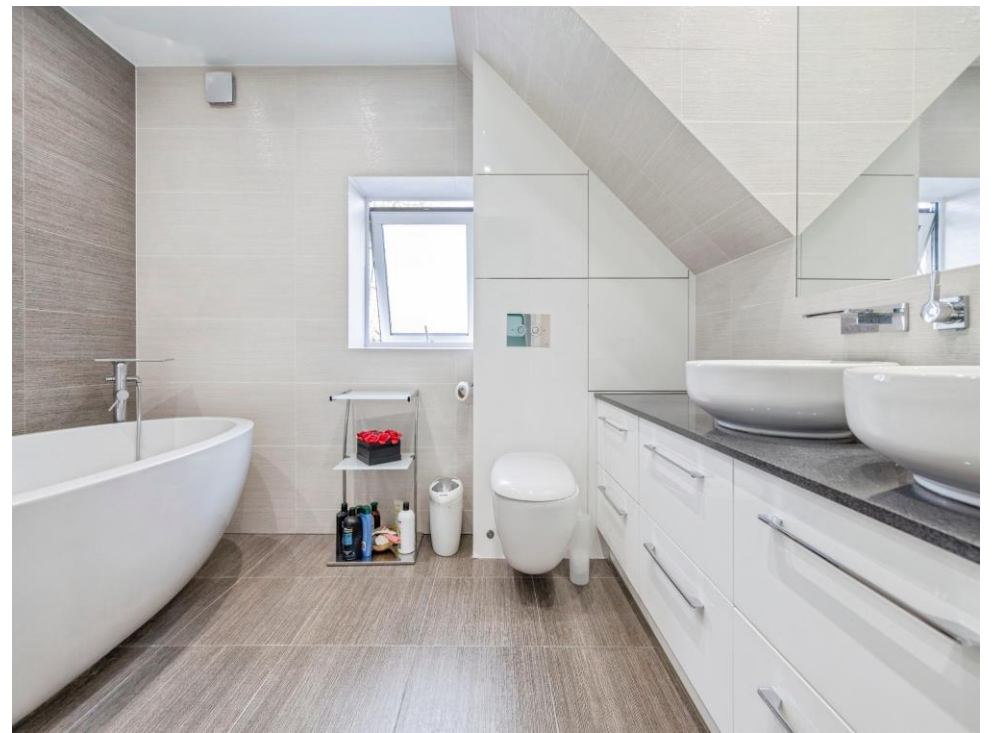
## Front Garden

Enclosed front courtyard front garden.

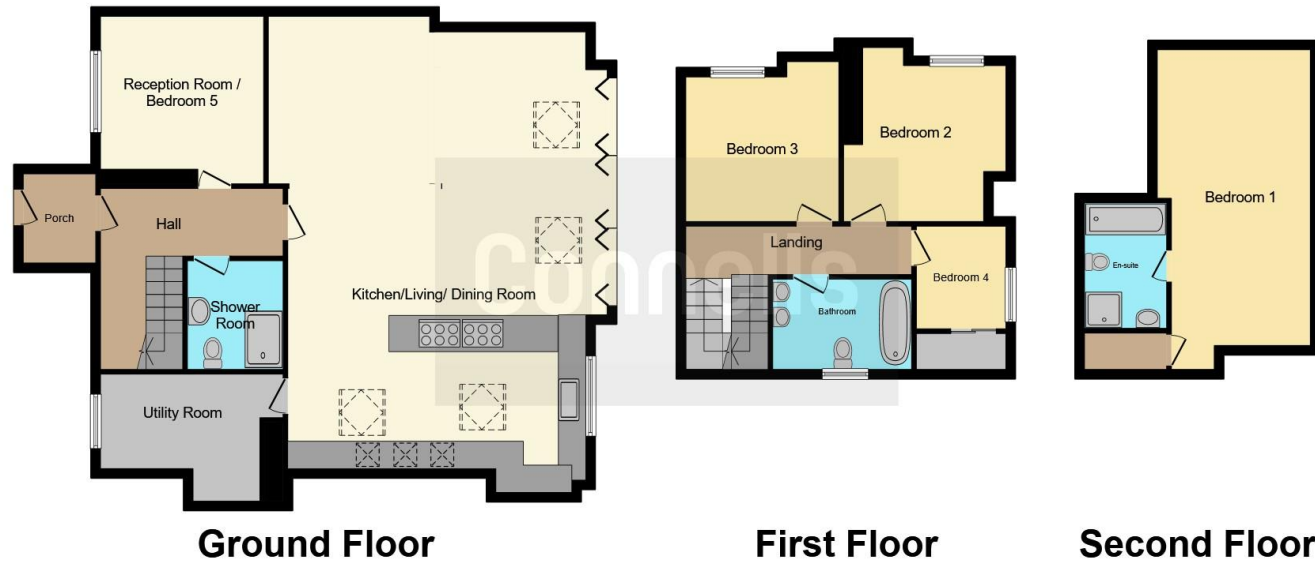
## Rear Garden

Enclosed rear garden, paved.









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

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C    Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314252](http://connells.co.uk/Property/WTF314252)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WTF314252 - 0007