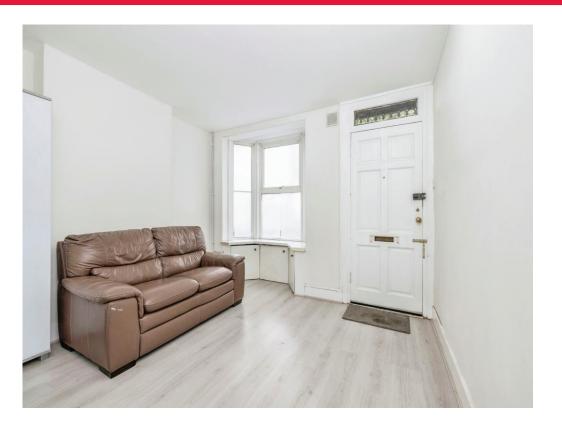


Connells

Merton Road Watford

Merton Road Watford WD18 0WU

for sale guide price £375,000







Property Description

** NO UPPER CHAIN **

Connells are pleased to bring this wellpresented mid-terraced house to the market that is situated on a popular residential road in West Watford. The property comprises of a two reception rooms, a modern fitted kitchen, two double bedrooms as well as a refitted bathroom suite. Benefits include residential permitted parking, a easily maintainable rear garden as well as holding the potential to extend (STPP).

The property is located within catchments to both grammar Schools, the ever-popular Cassiobury Park, Watford Town Centre and both High Street/Met Train Stations.

Viewing is highly recommended.

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

Entrance

Door to front aspect into living room.

Living Room

12' 9" Into Bay x 11' 6" MAX (3.89m Into Bay x 3.51m MAX)

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

Dining Room

13' 11" MAX x 11' 2" MAX (4.24m MAX x 3.40m MAX)

Window to rear aspect, radiator, television

point, stairs to first floor landing.

Kitchen

8' 3" x 6' 7" (2.51m x 2.01m)

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

Bathroom

Window to rear aspect, bath with mixer taps and shower attachment, wash hand basin, radiator.

Seperate Wc

Window to side aspect, WC.

First Floor Landing

Stairs from dining room.

Bedroom One

11' 6" x 11' 3" MAX ($3.51m\ x\ 3.43m\ MAX$) Window to front aspect, radiator, television point, telephone point.

Bedroom Two

11' 3" MAX x 11' 2" MAX (3.43m MAX x 3.40m MAX)

Window to rear aspect, radiator, large shelved storage cupboard off bedroom with power and

loft access with pull down ladder.

Outside

Rear Garden

Mainly laid to lawn, shed, rear access.



















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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

T 01923 230 403 E watford@connells.co.uk

6 The Parade WATFORD WD17 1AA

EPC Rating: D

Tenure: Freehold





view this property online connells.co.uk/Property/WTF314311

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