



**Connells**

Merton Road  
Watford





## Property Description

**\*\* NO UPPER CHAIN \*\***

Connells are pleased to bring this well-presented 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.













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: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314311](http://connells.co.uk/Property/WTF314311)**



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: WTF314311 - 0004