



Connells

Durban Road East
Watford



Property Description

Connells are delighted to bring this well-presented mid-terrace house to the market that is situated on a popular residential road in Watford. The property comprises of a sizeable through lounge, a modern fitted kitchen, three off-landing bedrooms and a shower room. Benefits include an easily maintainable rear garden, permitted residential parking, as well as the potential for extension (STPP).

An ideal family home, this property is conveniently located with access to several transport links including Watford High Street and Watford Junction that provide direct links into London as well as the A41, M25 & M1 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments. The property is within easy reach of Watford Town Centre which offers plenty of local amenities, restaurants and shops including the Atira shopping centre.

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

under-stairs storage, radiators.

Kitchen

14' 10" x 8' 3" (4.52m x 2.51m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, cooker point with extractor hood, plumbing for washing machine, integrated fridge/freezer, door to rear garden.

First Floor Landing

Stairs from entrance hall, storage cupboard.

Bedroom One

13' 5" MAX x 11' 7" (4.09m MAX x 3.53m)

Window to front aspect, radiator.

Bedroom Two

13' x 8' 2" MAX (3.96m x 2.49m MAX)

Window to rear aspect, radiator.

Bedroom Three

9' 6" x 6' 4" (2.90m x 1.93m)

Window to rear aspect, radiator.

Shower Room

Window to side aspect, shower cubicle, WC, wash hand basin.

Outside

Entrance Hall

Door to front aspect, stairs to first floor landing, radiator.

Living / Dining Room

26' 11" Into Bay x 13' 5" MAX (8.20m Into Bay x 4.09m MAX)

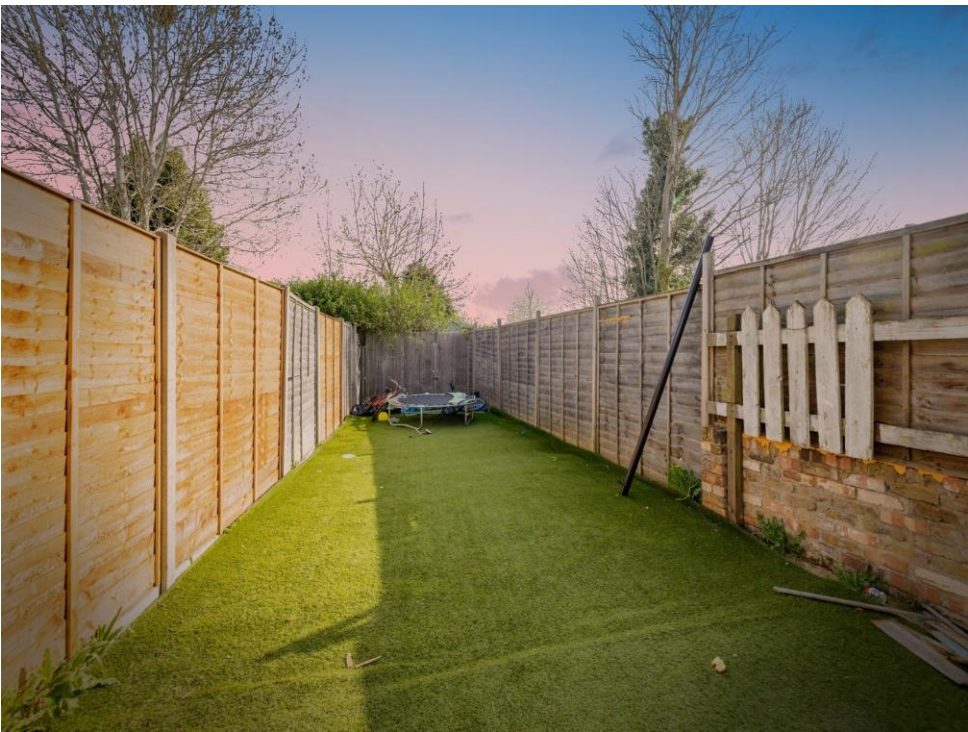
Bay window to front aspect, television point, telephone point, window to rear aspect,

Front Garden

Rear Garden

Paved patio areas, astro turf, 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

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 Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313318



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