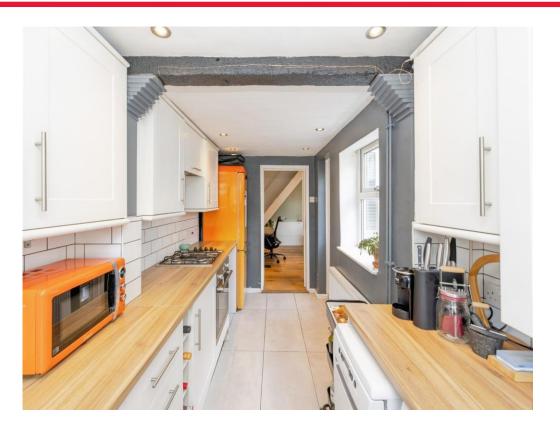


Loates Lane Watford



## Loates Lane Watford WD17 2PA

# for sale guide price £450,000





### **Property Description**

Connells are delighted to bring this stunning mid-terraced period cottage to the market that is situated within the heart of central Watford. The property features two reception rooms with under floor heating, Solid Oak flooring, a feature fireplace, fitted shutters to all rooms and two double bedrooms with en-suites to both bedrooms. Benefits include a good size rear garden, a driveway for one car and additional permit parking for on street parking within the local area. The property offers a modern interior throughout and is conveniently positioned in Watford Town Centre with its vast array of amenities to include the Atria shopping Centre, that offers ample family entertainment, as well as Watford Junction Station, the sought after Grammar Schools, walking distance to the award winning Cassiobury Park and Watford General Hospital. Good access to the local transport network to include the M1. M25 and A41.

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

#### Entrance

Front door into living room.

#### **Living Room**

12' MAX x 11' MAX ( 3.66m MAX x 3.35m MAX )

Front door, window to front aspect, fitted shutters, solid oak flooring, under floor heating, feature fireplace and TV point.

### **Dining Room**

13' 1" MAX x 11' MAX ( 3.99m MAX x 3.35m MAX )

Window to rear aspect, fitted shutters, solid oak flooring, under floor heating and stairs to first floor.

#### Kitchen

#### 15' 6" x 6' 9" (4.72m x 2.06m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, windows to side and rear aspect, door to rear garden, stainless steel sink unit, oven and hob with extractor over, free standing fridge/freezer, washing machine & dishwasher, radiator, tiled flooring,

#### **First Floor Landing**

#### **Bedroom One**

11' MAX x 8' MAX ( 3.35m MAX x 2.44m MAX )

Window to front aspect, built in storage, radiator and door to en suite shower room.

#### En Suite

Shower cubicle, WC, wash hand basin, heated towel rail and extractor fan.

#### Bedroom Two

11' x 10' 7" ( 3.35m x 3.23m )

Window to rear aspect, radiator and door to bathroom.

#### Bathroom

Window to side aspect, shower cubicle, bath, vanity wash hand basin, WC and radiator.

#### Outside

#### **Rear Garden**

Enclosed rear garden with shingle seating area, lawn and storage shed.

#### **Front Garden**

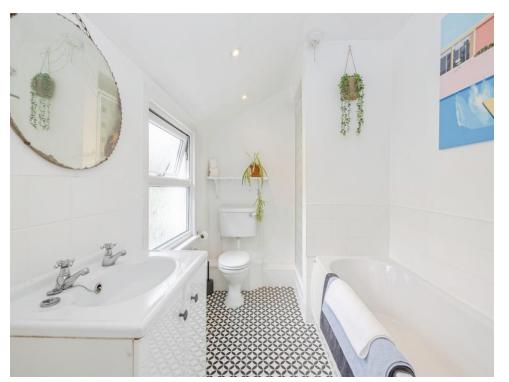
Off street parking for one car, plus one permit for off street parking within the local area.





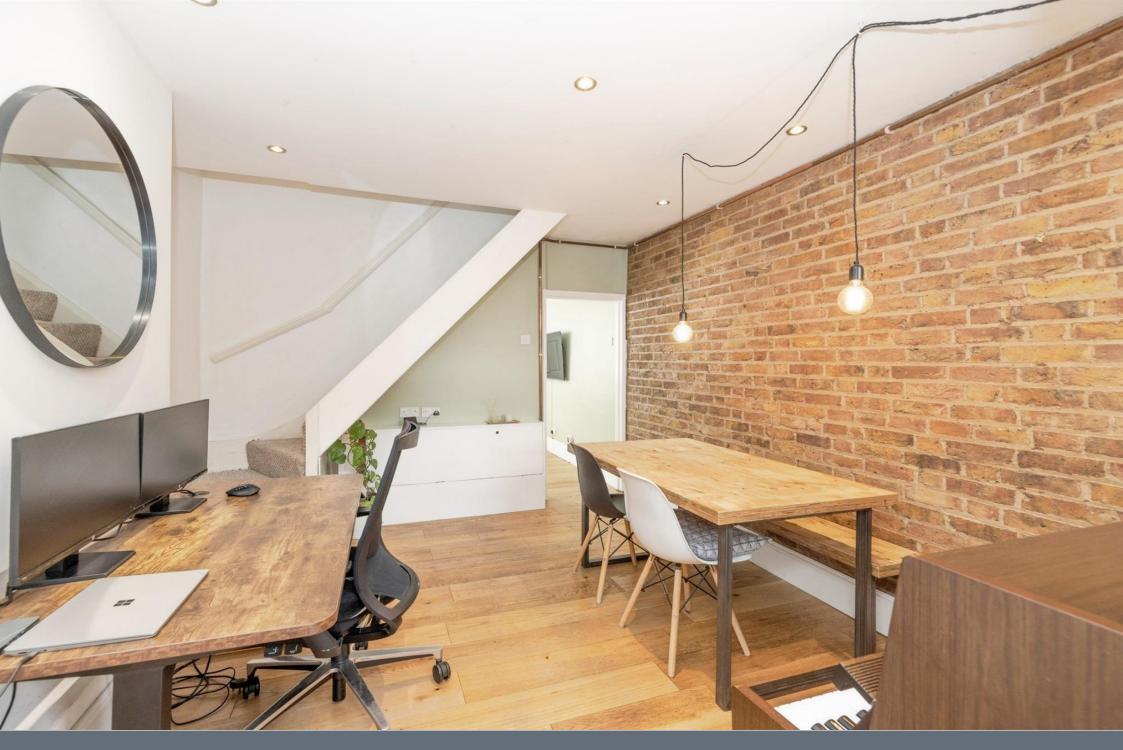












Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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: Council Tax Awaited Band: C

Tenure: Freehold





view this property online connells.co.uk/Property/WTF314338

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 | www.rightmove.co.uk | www.zoopla.co.uk