







## 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.













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

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6 The Parade  
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EPC Rating: Awaited  
 Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314338](http://connells.co.uk/Property/WTF314338)**



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