



**Connells**

Ashburnham Drive  
Watford





## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are pleased to bring this end-terraced house to the market that is situated on a sought-after residential road in Watford. The property comprises of a sizeable reception room, a fitted kitchen, two double bedrooms and a family bathroom. Benefits include easily maintainable front and rear gardens, views over the stunning fields, the potential for extension (STPP) as well as holding the scope for modernisation.

The property is conveniently located with access to several transport links including Carpenders Park Station & Moor Park Station as well as the A41 & M1 motorways. There are a variety of well-regarded primary schools, secondary schools and nurseries within catchments. There are a range of local amenities and parks within walking distances as well as Watford Town centre being just a short drive away providing further amenities, eateries, entertainment and recreational facilities.

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

## Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

## Entrance Hall

Front door, stairs to first floor landing.

## Living Room

15' 1" MAX x 12' 4" MAX ( 4.60m MAX x 3.76m MAX )

Window to front aspect, fire place, radiator, television point, telephone point.

## Kitchen

14' 7" MAX x 7' 9" MAX ( 4.45m MAX x 2.36m MAX )

Base units, work surfaces, tiling, window to rear aspect, sink with drainer, cooker point, plumbing for washing machine, space for fridge/freezer, door to rear garden, storage cupboards.

## First Floor Landing

Stairs from entrance hall.

## Bedroom One

18' 5" MAX x 10' 6" MAX ( 5.61m MAX x 3.20m MAX )

Windows to front aspect, fitted wardrobes, radiator.

## Bedroom Two

11' MAX x 9' 7" MAX ( 3.35m MAX x 2.92m MAX )

Window to rear aspect, fitted wardrobes, radiator.

## Bathroom

Window to rear aspect, bath, wash hand basin.

## Wc

Window to rear aspect, WC.

## Outside

### Front Garden

### Rear Garden



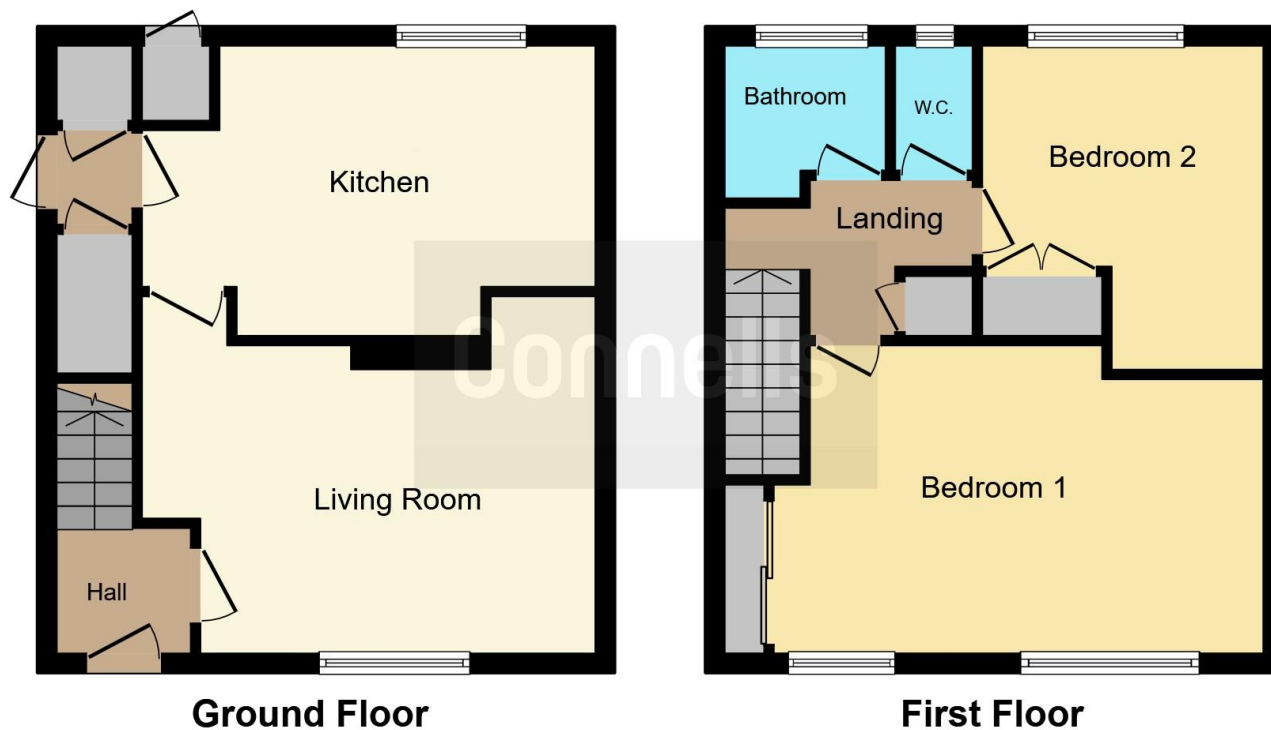












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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**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/WTF314304](http://connells.co.uk/Property/WTF314304)



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