



Connells

Ashridge Drive
Watford

Ashridge Drive
Watford WD19 6TL

for sale
£400,000



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this rarely available brick built semi-detached house to the market that is situated on a quiet residential road in South Oxhey. The property comprises of a sizeable reception room, a fitted kitchen, two double bedrooms and a bathroom with separate WC. Benefits include off-street parking for two cars, easily maintainable front and rear garden as well as holding the scope for modernisation and potential to extend (STPP).

Ideal for first time buyers or investors, the property is located in between two vital travel links including Carpenders Park and the Metropolitan Line at Northwood Train Station, which both provide direct routes into central London and beyond as well as the A41 and M1 motorways. The area offers a list of local amenities as well as Watford High Street and Shopping Centre being a short distance away providing further shops, 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 Porch

Door to side aspect, window to front aspect, radiator.

Living Room

15' 3" x 12' 8" (4.65m x 3.86m)
Window to front aspect, radiator, gas fire place.

Kitchen

15' 2" x 8' 5" (4.62m x 2.57m)

Comprised of wall and base units with work surfaces to complement, window to rear aspect, sink with drainer, cooker point, plumbing for washing machine, space for fridge/freezer, door to rear garden.

First Floor Landing

Bedroom One

18' 7" MAX x 10' 8" (5.66m MAX x 3.25m)

Windows to front aspect, radiator.

Bedroom Two

11' 5" MAX x 9' 7" (3.48m MAX x 2.92m)

Window to rear aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps, wash hand basin.

Seperate Wc

Window to rear aspect, WC.

Outside

Front Garden

Brick wall, gate and path to front door, laid lawn area, block paved driveway, side access to rear garden.

Rear Garden

Paved patio area, laid lawn area, sheds.





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: Awaited

view this property online [connells.co.uk/Property/WTF314333](https://www.connells.co.uk/Property/WTF314333)

Tenure: Freehold



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.

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