



**Connells**

Eastfield Avenue  
Watford





## Property Description

Connells are delighted to bring this well-presented semi-detached house to the market that is situated on a quiet residential road sought after Avenue in the Knutsford' area of North Watford. The property has been refurbished throughout and comprises of a sizeable reception room, a large modern kitchen / diner, three well-proportioned bedrooms and a family bathroom suite. Benefits include a porch area, a large conservatory room, a well-maintained rear garden with outbuilding, off-street driveway parking for two cars as well as holding the potential to extend (STPP).

An ideal family home, the property is conveniently located with access to several transport links including being within walking distance of Watford Junction Station, providing access to London Euston in 15 minutes, North Watford Train Station as well as the M25, A41 & M1 motorways. There are a variety of well-regarded schools within catchments including being just a moment's walk from the reputable Knutsford Primary School. Knutsford Playing Fields and a variety of local shops are within proximity, with the vibrant Watford Town Centre being a short distance away providing further shops, amenities, entertainment and recreational facilities.

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

## Entrance Porch

Door to front aspect, windows to front aspect,

door to entrance hall.

## Entrance Hall

Window to side aspect, stairs to first floor landing, under-stairs storage.

## Living Room

12' 8" MAX x 11' 4" MAX ( 3.86m MAX x 3.45m MAX )

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

## Kitchen / Diner

16' 9" MAX x 11' 8" MAX ( 5.11m MAX x 3.56m MAX )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, cooker point with extractor hood, plumbing for dishwasher and space for fridge/freezer, breakfast bar, space for dining area, doors to conservatory.

## Conservatory

16' 9" x 11' 8" ( 5.11m x 3.56m )

Windows to side and rear aspect, radiator, plumbing for washing machine.

## First Floor Landing

Stairs from entrance hall, loft access.

## Bedroom One

13' MAX x 10' 7" MAX ( 3.96m MAX x 3.23m MAX )

Window to front aspect, radiator.

## Bedroom Two

11' 2" MAX x 10' 7" MAX ( 3.40m MAX x 3.23m MAX )

Window to rear aspect, radiator.

## Bedroom Three

7' 5" + Bay x 6' ( 2.26m + Bay x 1.83m )

Bay window to front aspect, radiator.

## Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, heated hand towel rail.

## Outside

### Front Garden

Paved driveway for two cars, side access.

### Rear Garden

Paved patio area, laid lawn, outbuilding, side access.

## Outbuilding

Door to front aspect, windows to front aspect.











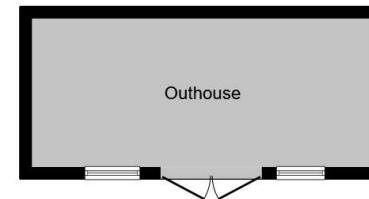




**Ground Floor**



**First Floor**



**Outbuilding**

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

**T 01923 230 403**  
**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/WTF314249](http://connells.co.uk/Property/WTF314249)



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