



Connells

Prestwick Road
Watford



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this well-presented end-terraced property to the market that is situated on a popular residential road in Watford. The property has been refurbished to a high standard throughout and comprises of an open-plan reception room with a modern semi-integrated fitted kitchen, two well-proportioned bedrooms and a modern shower room suite. Benefits include driveway parking, a well-kept rear garden as well as holding the potential to extend (STPP).

The property is located within a prime position, just a stone's throw away from several transport links including Carpenders Park Station 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.

Viewings are highly recommended.

Entrance

Gate leading through to side access.

Living Room / Kitchen

21' 6" MAX x 13' 8" MAX (6.55m MAX x 4.17m MAX)

Windows to front aspect, television point, radiator, stairs to first floor landing.

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer electric oven & hob with extractor hood, integrated microwave, plumbing for washing machine, space for fridge/freezer.

First Floor Landing

Stairs from living room, loft access.

Bedroom One

10' 4" x 8' 11" + Wardrobe (3.15m x 2.72m + Wardrobe)

Window to front aspect, built in wardrobe, radiator.

Bedroom Two

9' x 7' 4" (2.74m x 2.24m)

Window to rear and side aspect, radiator.

Shower Room

Corner shower cubicle, WC, wash hand basin, heated hand towel rail.

Outside

Front Garden

Off-street driveway parking for one car, side access.

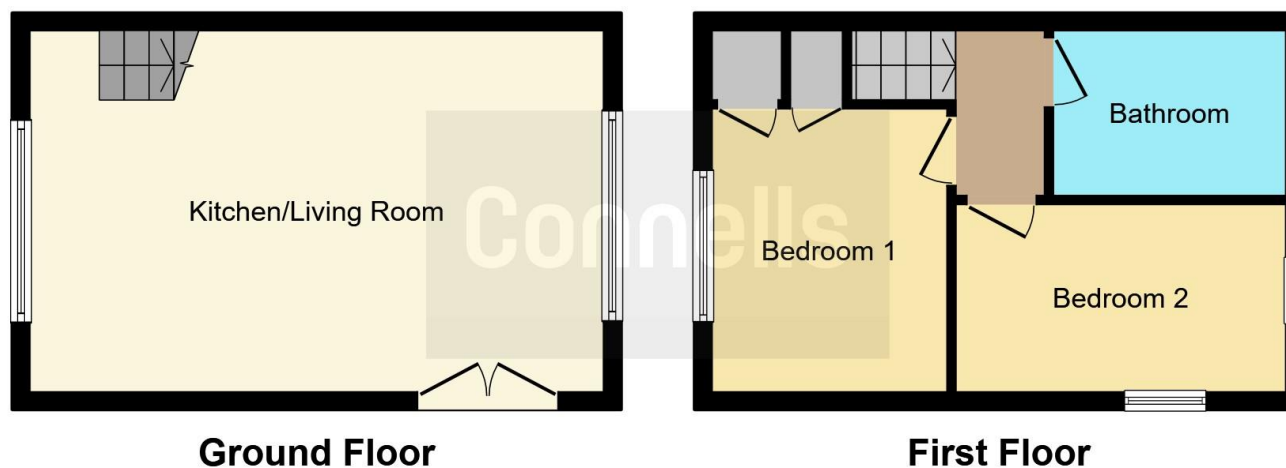
Rear Garden

Paved patio area, graveled area, fence enclosed, shed, side access.









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: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314177



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

Property Ref: WTF314177 - 0004