





Property Description

Connells are pleased to bring this well-presented extended mid-terraced town house to the market that is situated in Central Watford. The property consists of three floors and comprises of a sizeable reception room, a modern fitted kitchen, five well-proportioned bedrooms and family bathroom. Benefits include a separate two separate utility rooms, an additional shower room, an en-suite, a well-maintained south-facing rear garden and ample on-street permitted.

The property is conveniently located with access to several transport links including, Watford High Street and Watford Junction train stations as well as the M1 & A41 motorways. The property is also within catchments for well-regarded nurseries, primary schools and secondary schools including Watford Girls Grammar School. The vibrant Watford Shopping Centre and High Street is also just a short walk away providing shops, amenities, eateries, entertainment and recreational facilities.

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

Entrance Hall

Living /Dining Room

25' 4" x 10' 8" (7.72m x 3.25m)

Bay window to front aspect.

Kitchen

13' 3" x 10' 9" (4.04m x 3.28m)

Utility Room

9' x 3' 11" (2.74m x 1.19m)

Bathroom

Window to rear aspect.

First Floor Landing

Bedroom One

11' 2" x 10' 9" (3.40m x 3.28m)

Window to front aspect.

Bedroom Two

9' 1" x 6' 10" (2.77m x 2.08m)

Window to rear aspect.

Bedroom Three

11' x 7' 11" (3.35m x 2.41m)

Windows to rear aspect.

Shower Room

Second Floor Landing

Bedroom Four

9' 3" x 5' 9" (2.82m x 1.75m)

Window to rear aspect.

Bedroom Five/Lounge

10' 9" x 8' 1" (3.28m x 2.46m)

Window to rear aspect.

Utility Room

10' 9" x 7' 5" (3.28m x 2.26m)

Window to front aspect.

Ensuite Shower Room

Window to front aspect.

Outside

Front Garden

Rear Garden

South-facing.









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

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

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314324



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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