



**Connells**

St. Marys Road  
Watford



## Property Description

Connells are pleased to bring this well-presented extended mid-terrace 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.

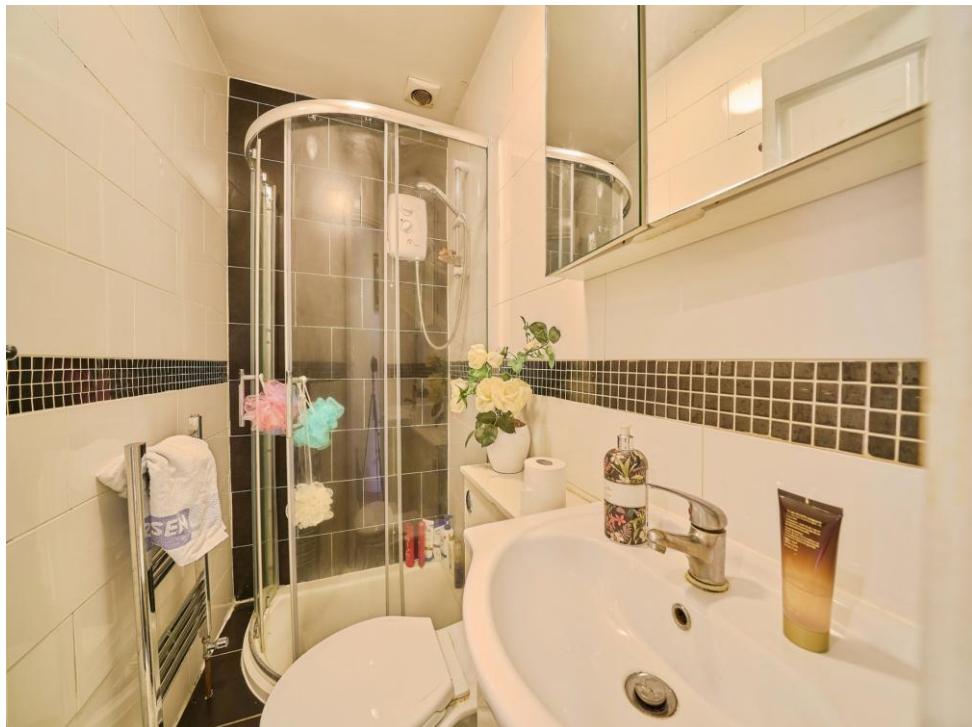
## Outside

### 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](http://www.focalagent.com)

To view this property please contact Connells on

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6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314324](http://connells.co.uk/Property/WTF314324)**



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