



Connells

Fearnley Street
Watford



Property Description

**** NO UPPER CHAIN ****

Connells are pleased to bring this well-presented extended mid-terraced house that is situated on a sought-after residential road in Central Watford. The property comprises of two reception rooms, a modern fitted kitchen, two double and a family bathroom. Benefits include an additional WC upstairs, an easily maintainable rear garden, residential permit parking, as well as holding the potential for further extend (STPP).

The property is conveniently located with access to several transport links including, Watford Junction, Watford High Street and Watford Metropolitan 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

Front door into lounge.

Living Room

10' 10" MAX x 10' 2" MAX (3.30m MAX x 3.10m MAX)

Window to front aspect.

Dining Room

12' 6" MAX x 10' 10" MAX (3.81m MAX x 3.30m MAX)

Kitchen

Irregular Shaped Room 11' 5" MAX x 10' 7" MAX (3.48m MAX x 3.23m)

Window to side aspect.

Bathroom

Window to rear aspect.

First Floor Landing

Bedroom One

10' 10" MAX x 10' 2" MAX (3.30m MAX x 3.10m MAX)

Window to rear aspect.

Bedroom Two

10' 10" MAX x 10' 2" MAX (3.30m MAX x 3.10m MAX)

Window to front aspect.

Cloakroom

Outside

Front Garden

Rear Garden









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
 WATFORD WD17 1AA

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314325



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.

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