



Connells

Newbiggin Path
Watford



Property Description

Connells are pleased to bring this immaculately presented NBSC PRC repaired semi-detached house to the market that is situated on a popular residential road in Watford. The property has been refurbished to a high standard throughout and briefly comprises of two reception rooms, a modern fitted kitchen, three well-proportioned bedrooms and a shower room suite. Benefits include a conservatory room, an extended porch, a landscaped front & 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.

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

Entrance Porch

Front door, window to side aspect.

Entrance Hall

Stairs to first floor landing, under-stairs storage, radiator.

Living Room

15' 6" x 10' 4" (4.72m x 3.15m)

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

Dining Room

10' 5" x 9' 5" (3.17m x 2.87m)

Radiator.

Kitchen

12' 10" x 10' 3" (3.91m x 3.12m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric eye level oven, electric hob with extractor hood, integrated washing machine and fridge/freezer.

Conservatory

14' 8" x 8' 11" (4.47m x 2.72m)

Windows to rear and side aspect, doors to rear garden.

First Floor Landing

Stairs from first floor landing, window to side aspect, radiator.

Bedroom One

16' 4" x 9' 6" (4.98m x 2.90m)

Windows to rear aspect, radiator.

Bedroom Two

10' 10" x 10' 5" (3.30m x 3.17m)

Window to front aspect, radiator.

Bedroom Three

11' 10" x 8' 1" (3.61m x 2.46m)

Window to front aspect, radiator.

Shower Room

Window to rear aspect, shower, WC, wash hand basin, radiator.

Outside

Front Garden

Paved area, laid lawn, hedge enclosed.

Rear Garden

Paved patio area, laid lawn, side access. shed, outside toilet.









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: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314384



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: WTF314384 - 0002