



Connells

Charlock Way
Watford



Property Description

Connells are pleased to bring this well-presented, semi-detached property to the market that is situated within West Watford offering easy access to Watford General Hospital and Watford Met Station. Comprising of a welcoming entrance hallway, a sizeable reception room, a well-appointed fitted kitchen/dining area, three well-proportioned bedrooms and family bathroom. Benefits include a separate lobby area with utility room, a downstairs cloakroom, a landscaped rear garden with outbuilding, off-street driveway parking for several cars as well as holding the potential to extend (STPP).

Conveniently located with easy access to the sought after Grammar Schools, local amenities including excellent transport link to the surrounding areas and motorway network M1, M25 and A41. The Town Centre can be accessed via approximately a 20-minute walk with its vast array of amenities to include the Atria shopping centre, restaurants, bars, entertainment facilities and the award winning Cassiobury Park.

Your viewing is highly recommended.

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

Entrance Hall

Door to front aspect, stairs to first floor landing, under-stairs storage, radiator.

Living Room

17' 9" Into Bay x 12' 1" (5.41m Into Bay x

3.68m)

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

Kitchen / Diner

19' MAX x 12' 3" MAX (5.79m MAX x 3.73m MAX)

Window to rear aspect, patio doors to rear garden, radiator, space for dining area.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, space for range cooker with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, door to lobby.

First Floor Landing

Stairs from entrance hall, loft access.

Bedroom One

13' 3" x 12' MAX (4.04m x 3.66m MAX)

Window to front aspect, radiator.

Bedroom Two

12' x 10' 6" (3.66m x 3.20m)

Window to rear aspect, radiator.

Bedroom Three

8' 10" x 7' 10" (2.69m x 2.39m)

Window to front aspect, radiator.

Bathroom

Window to front aspect, bath with mixer taps and overhead shower, WC, wash hand basin, hand towel rail.

Lobby

Door to front aspect, door to utility.

Utility Room

Window to rear and side aspect.

Cloakroom

WC, wash hand basin.

Outside

Front Garden

Graveled driveway for two/three cars, access to lobby area.

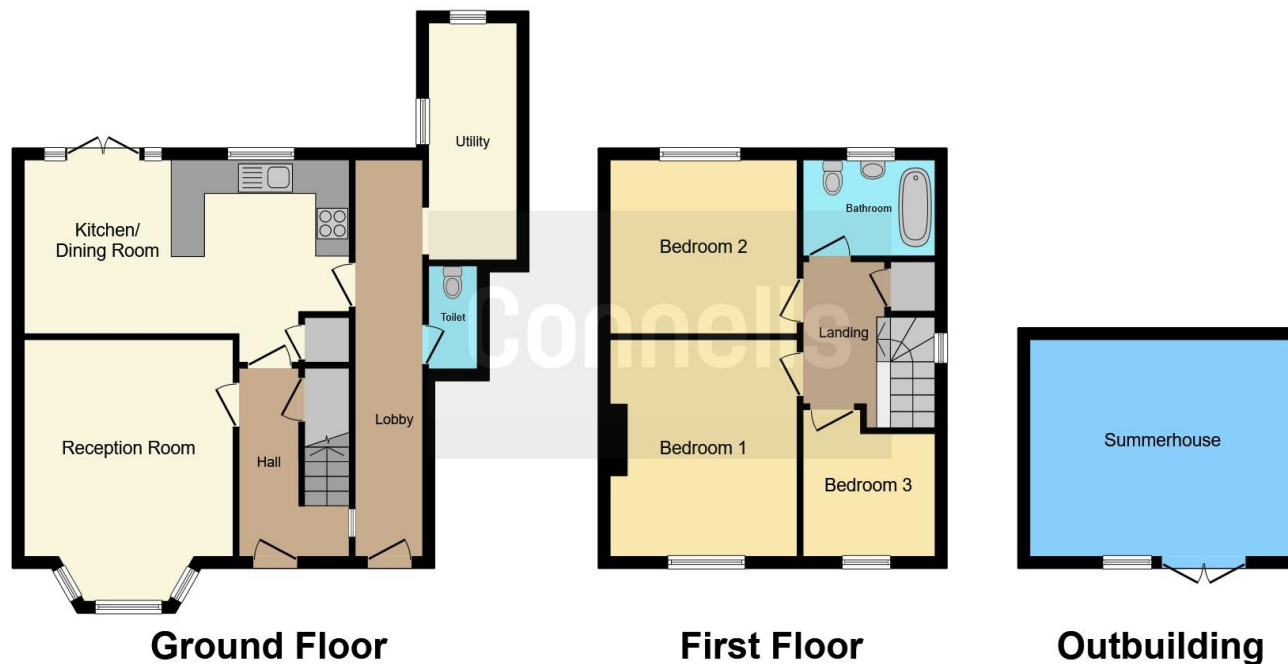
Rear Garden

Decking area, paved patio area, astro turf, summer house, outside WC, access to lobby area.









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: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314359



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