



**Connells**

Ilkley Road  
Watford





### Property Description

Connells are pleased to bring this well-presented BISF semi-detached house to the market that is situated on a popular residential road in South Oxhey. The property comprises of a two reception rooms, a modern fitted kitchen, three well-proportioned bedrooms and family bathroom suite. Benefits include a separate utility room, landscaped front & rear gardens with outbuilding as well as holding the potential to extend (STPP).

An ideal family home, the property is conveniently located with access to several transport links including Carpenders Park Station as well as the A41 and M1 motorways. There are a variety of local shops and amenities within walking distance with further shops, eateries, entertainment and recreational facilities in Watford High Street and Shopping Centre. There are a variety of nurseries, primary schools and secondary schools within catchments.

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

Window to front aspect, television point, telephone point, radiator.

### Dining Room

10' 3" x 8' 6" ( 3.12m x 2.59m )

Patio doors to rear garden, radiator.

### Kitchen

10' 2" x 8' 4" ( 3.10m x 2.54m )

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

### Utility Room

13' 5" x 8' 6" ( 4.09m x 2.59m )

Comprised of wall and base units with work surfaces and tiling to complement, plumbing for washing machine, patio doors to rear garden, door to front garden.

### First Floor Landing

Stairs from entrance hall, loft access with light, power and retractable ladder.

### Bedroom One

12' 1" MAX x 10' MAX ( 3.68m MAX x 3.05m MAX )

Window to front aspect, fitted wardrobes, radiator.

### Bedroom Two

### Entrance Porch

Door to front aspect, door to entrance hall.

### Entrance Hall

Stairs to first floor landing.

### Living Room

20' 10" x 12' 1" ( 6.35m x 3.68m )



13' 5" x 8' 6" ( 4.09m x 2.59m )

Window to rear aspect, radiator.

### Bedroom Three

9' 1" x 8' 7" ( 2.77m x 2.62m )

Window to front aspect, radiator.

### Bathroom

Window to rear aspect, bath with mixer taps and hand shower attachment, separate shower over bath with glazed shower screen, pedestal wash hand basin, WC.

### Outside

#### Front Garden

Lawned area with path leading to property.

#### Rear Garden

Landscaped rear garden, external water tap, light & power point, paved patio area leading to lawn and outbuilding.

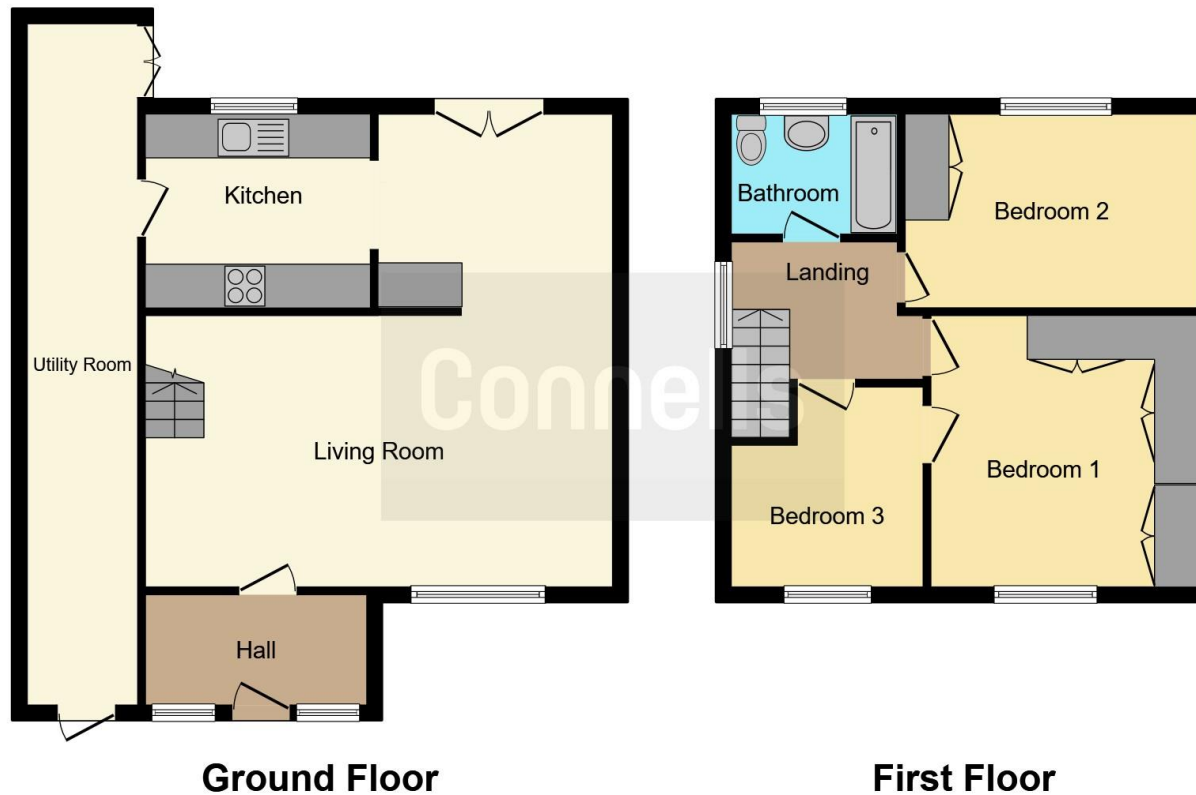












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

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

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314392](http://connells.co.uk/Property/WTF314392)**



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