



Connells

Sotheron Road  
Watford





### Property Description

**\*\* NO UPPER CHAIN \*\* FREEHOLD PROPERTY** \*\* Connells are pleased to bring this well-presented link-detached coach house to the market that is situated on a popular residential road in Central Watford. The property comprises of a sizeable reception room, a modern fitted kitchen area, one double bedroom and a shower room. Benefits include a fitted wardrobes to the bedroom, a private entrance, a carport area as well as a courtyard area for additional parking.

Ideal for first time buyers, commuters and investors, the property is conveniently located with access to several transport links including Watford Junction Station that has direct links into London Euston as well as the A41, M1 and M25 links. There are a variety of local shops and amenities within walking distances as well as Watford Town Centre that has further eateries, entertainment and recreational facilities.

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

### Entrance Hall

Front door to side aspect, stairs leading to living area.

### Living Room

15' 8" x 12' 2" ( 4.78m x 3.71m )

Windows to front and rear aspect, television point, telephone point, radiator.

### Kitchen Area

12' 4" x 6' 7" ( 3.76m x 2.01m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

### Bedroom One

12' 5" MAX x 9' 6" MAX ( 3.78m MAX x 2.90m MAX )

Window to front aspect, fitted wardrobes, door to en-suite.

### En-Suite

Window to front aspect, shower cubicle, WC, wash hand basin.

### Outside

### Carport

12' 2" MAX x 14' 3" MAX ( 3.71m MAX x 4.34m MAX )

### Courtyard

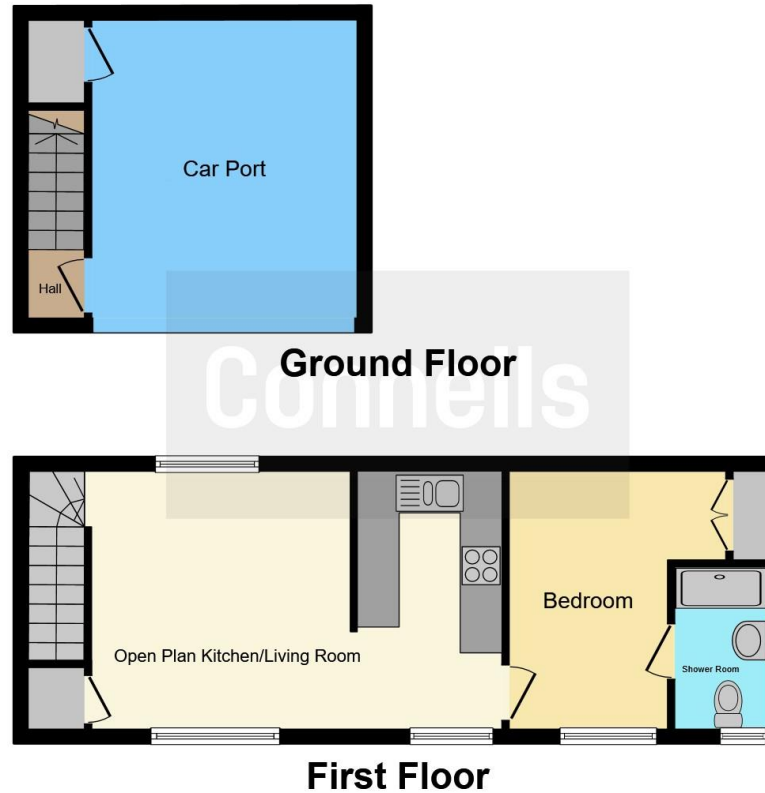












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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  
 WATFORD WD17 1AA

EPC Rating: E    Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314272](http://connells.co.uk/Property/WTF314272)**



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.

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