



Connells

Souldern Street
Watford



Property Description

Connells are delighted to bring this rarely available, mid-terraced property to the market that is situated on a sought-after residential road in West Watford. The property comprises of two reception rooms, a modern fitted kitchen, two double bedrooms and a family bathroom suite. Benefits include a downstairs WC, an additional loft room, an easily maintainable rear garden, on-street permitted parking, hard wired alarm system, a 3 zone central heating including Hive system as well as holding the potential to extend (STPP).

Located within easy reach of Watford Town Centre and excellent transport links including Watford Junction, Watford High Street and Watford Met Stations with direct links into London, as well as being within catchments to well-regarded schools including Watford Girls Grammar School. The award winning Cassiobury Park with its hugely popular play area/splash park and woodland are within easy reach, as well as numerous cycle paths and Oxhey Park. Further recreational facilities include Watford Leisure Centre and Atria Shopping Centre with its vast area of family entertainment. Vicarage Cemetery which hosts a unique art gallery is nearby, along with Watford General Hospital and local bus routes.

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

Entrance Porch

Door to front aspect, windows to front and

side aspect, door to living room.

Living Room

13' 5" Into Bay x 12' 2" (4.09m Into Bay x 3.71m)

Bay window to front aspect, television point, telephone point, inset gas fire, radiator.

Dining Room

12' 8" MAX x 10' 5" MAX (3.86m MAX x 3.17m MAX)

Door to rear garden, stairs to first floor landing, under-stairs storage, radiator.

Kitchen

8' 4" x 6' 5" (2.54m x 1.96m)

Fitted kitchen comprised of wall and base units with worksurfaces and tiling to complement. window to side aspect, sink with mixer taps, gas hob and built in electric oven, plumbing for washing machine, plumbing for dishwasher and space for fridge/freezer.

Cloakroom / Utility

Window to rear aspect, low level WC, radiator.

First Floor Landing

Bedroom One

12' 2" x 10' 6" (3.71m x 3.20m)

Window to front aspect, built in cupboard, radiator.

Bedroom Two

12' x 10' 3" (3.66m x 3.12m)

Window to rear and side aspect, radiator, door to bathroom.

Bathroom

Window to rear aspect, skylight, bath with concealed Grohe Grohtherm shower system, overhead & handheld shower, wash hand basin, WC, underfloor heating, 2x radiators, built in storage cupboard.

Second Floor

Loft Room

14' MAX x 10' MAX (4.27m MAX x 3.05m MAX)

Skylight, radiator, wall mounted boiler, storage in eaves.

Outside

Front Garden

Brick enclosed, gate to front door.

Rear Garden

Patio area, decking area, shed, rear access.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313616



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: WTF313616 - 0003