



Connells

Oakdale Road  
Watford





## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are delighted to bring this well-presented brick built mid-terrace house to the market that is situated on a popular residential road in Watford.

The property comprises of a welcoming entrance hall, a spacious reception room, a fitted kitchen with dining area, three well-proportioned bedrooms and a family bathroom suite. The property benefits from a well-maintained rear garden, on-street parking, holds the potential to extend (STPP), the scope for modernisation as well as holding the potential for a driveway (STPP).

The property is conveniently located with access to 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.

## Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

## Entrance Hall

Door to front aspect, window to front aspect, stairs to first floor landing, radiator.

## Living Room

12' 6" MAX x 11' 9" MAX ( 3.81m MAX x 3.58m MAX )

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

## Kitchen / Diner

16' 4" MAX x 7' 8" MAX ( 4.98m MAX x 2.34m MAX )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, gas cooker point, plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted boiler, storage cupboard, under-stairs storage, space for dining area, door to rear garden.

## First Floor Landing

Stairs from entrance hall, loft access, storage cupboard.

## Bedroom One

11' MAX x 10' 4" MAX ( 3.35m MAX x 3.15m MAX )

Window to front aspect, built in wardrobe, radiator.

## Bedroom Two

11' 2" MAX x 9' 5" MAX ( 3.40m MAX x 2.87m MAX )

Window to rear aspect, built in wardrobe, radiator.

## Bedroom Three

6' 4" MAX x 5' 5" MAX ( 1.93m MAX x 1.65m MAX )

Window to front aspect, radiator.

## Bathroom

Window to rear aspect, bath with mixer taps with shower attachment, vanity wash hand basin.

## Seperate Wc

Window to rear aspect, WC.

## Outside

### Front Garden

Hedge, paved patio area, stairs to front door.

### Rear Garden

Paved pathways with laid lawn, patio area, side access.



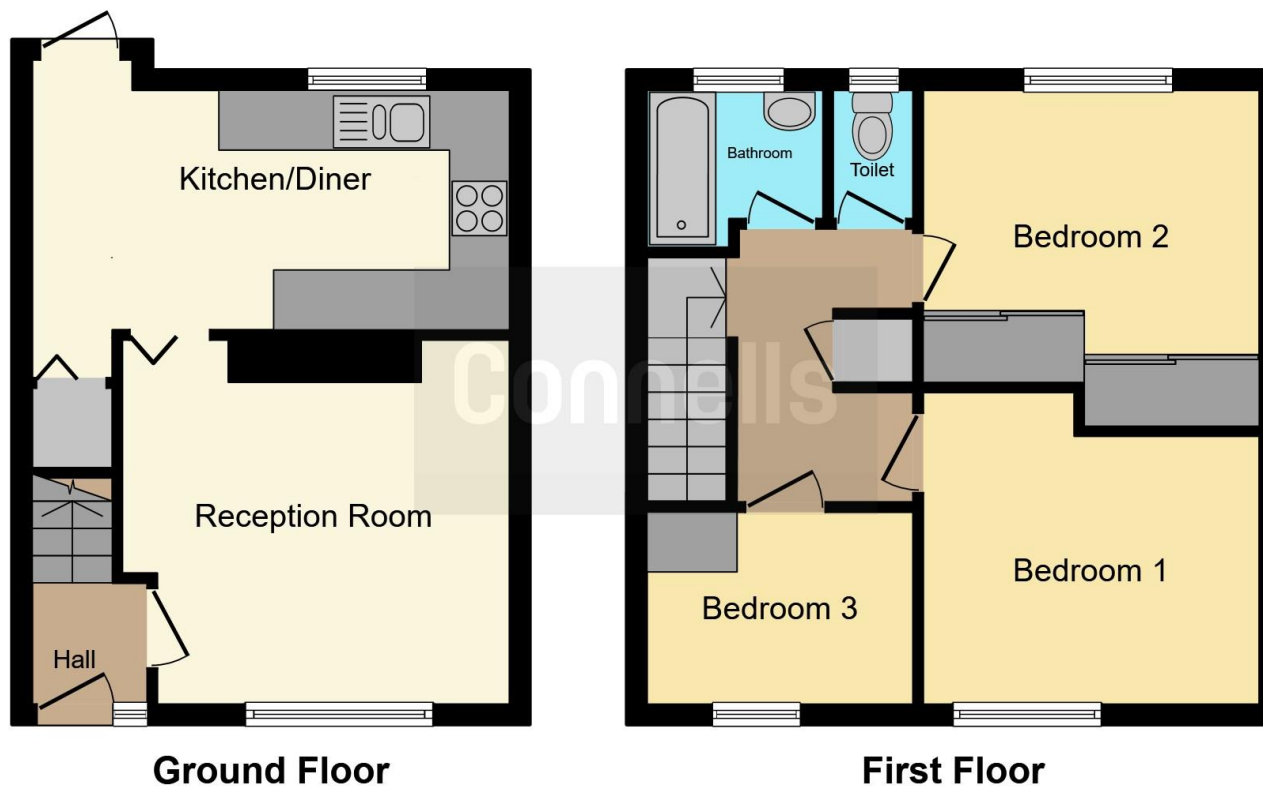












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](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: Awaited  
 Council Tax Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WTF314335](http://connells.co.uk/Property/WTF314335)



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