



**Connells**

Trevose Way  
Watford



## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are pleased to present this larger than average, extended non standard constructed semi-detached house to the market that is situated on a popular residential road in South Oxhey. The property has been refurbished throughout and comprises of a large newly fitted modern kitchen/ living/ dining room, four double bedrooms, and a newly fitted shower room suite. Benefits include a newly fitted downstairs shower room, a lean to /utility area, a south/ south east facing rear garden and the potential for a large front driveway parking (subject to dropped curb).

The property is conveniently located with access to several transport links including Cargates 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.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to

lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Agents Note

The property is of non-standard construction build. Please speak with your lender to ensure suitability and inform your conveyancer.

### Entrance Hall

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

### Bedroom Four

13' 3" x 12' 6" ( 4.04m x 3.81m )

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

### Kitchen / Living/ Dining Room

20' 5" MAX x 18' 5" MAX ( 6.22m MAX x 5.61m MAX )

Window to rear aspect, patio doors to rear garden, radiator.

Modern fitted kitchen comprised of wall and base units with work surfaces to complement, sink with drainer, electric oven and hob with extractor hood, space for fridge/freezer.

### Shower Room

WC, wash hand basin, shower.

### Utility Area / Lean To

13' 1" x 4' ( 3.99m x 1.22m )

Plumbing for washing machine, door to front.

### First Floor Landing

Stairs from entrance hall, window to side aspect.

### Bedroom One

13' 1" MAX x 12' 9" MAX ( 3.99m MAX x 3.89m MAX )

Window to front aspect, radiator.

### Bedroom Two

13' 1" MAX x 8' 10" MAX ( 3.99m MAX x 2.69m MAX )

Window to rear aspect, fitted wardrobes, radiator.

### Bedroom Three

9' 2" x 8' ( 2.79m x 2.44m )

Window to front aspect, radiator.

### Shower Room

Window to rear aspect, shower, WC, wash hand basin.

### Outside

### Front Garden

Block paved, potential for driveway for several cars (subject to dropped curb).

### Rear Garden

Landscaped south/ south east facing rear garden, access to outside storage.









Total floor area 114.6 m<sup>2</sup> (1,234 sq.ft.) approx

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: D Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314450](http://connells.co.uk/Property/WTF314450)**



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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