

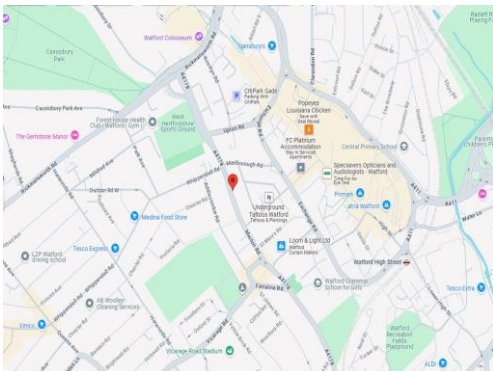


Connells

Cassio Road
Watford

Cassio Road Watford WD18 0QF

for sale
£400,000



Property Description

Connells are pleased to bring this mid-terraced house to the market that is situated close to Watford Town Centre. The property comprises of a sizeable reception room, a large kitchen/ breakfast room, three off-landing double bedrooms and a bathroom with separate WC. Benefits include the scope for refurbishment and modernisation, the potential for extension (STPP) making it the ideal project opportunity.

The property is conveniently located with access to several transport links including Watford High Street Station as well as the M1 & A41 motorways. Watford Town Centre is just a short walk away providing numerous eateries, shops, entertainment and recreational facilities.

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

Entrance Porch

Front door, door to entrance hall.

Entrance Hall

Stairs to first floor landing,

Living Room

23' 9" MAX x 11' 6" MAX (7.24m MAX x 3.51m MAX)

Bay window to front aspect, window to rear aspect.

Breakfast Room

10' 6" MAX x 9' 8" MAX (3.20m MAX x 2.95m MAX)

Window to side aspect.

Kitchen

10' 2" MAX x 10' 3" (3.10m MAX x 3.12m)

Windows to side and rear aspect, door to rear garden.

First Floor Landing

Stairs from entrance hall, airing cupboard.

Bedroom One

11' 5" MAX x 15' 2" MAX (3.48m MAX x 4.62m MAX)

Bay window to front aspect.

Bedroom Two

11' 6" MAX x 9' 1" MAX (3.51m MAX x 2.77m MAX)

Window to rear aspect.

Bedroom Three

11' 7" MAX x 10' 1" MAX (3.53m MAX x 3.07m MAX)

Window to rear aspect.

Bathroom

Window to side aspect.

Seperate Wc

Window to side aspect.

Outside

Rear Garden





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

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6 The Parade
 WATFORD WD17 1AA

EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314275



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Property Ref: WTF314275 - 0003