





Property Description

Connells are delighted to bring this well-presented extended end-terraced house to the market that is situated on a quiet cul-de-sac road in West Watford. The property comprises of a sizeable reception room, a modern integrated fitted kitchen, four well-proportioned bedrooms and a family bathroom suite. Benefits include an additional office room, downstairs shower room, an en-suite to the master bedroom, an easily maintainable rear garden, and off-street parking.

The ideal family home, the property is conveniently located with access to several transport links including Watford Metropolitan Station as well as the M25, M1 and A41 motorways. There are a variety of well-regarded schools within proximity including catchments to the sought after Grammar Schools. The vibrant Cassiobury Park and Watford Town Centre are just a short distance away with its vast array of amenities and family entertainment.

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

Entrance Porch

Door to front aspect, window to front aspect.

Lounge / Dining Room

Irregular Shaped Room 25' 9" MAX x 18' 2" MAX (7.85m MAX x 5.54m)

Stairs to first floor landing, window to front aspect, television point, telephone point, patio doors to rear garden, under-floor heating.

Kitchen

Irregular Shaped Room 15' 7" MAX x 7' 8" MAX (4.75m MAX x 2.34m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, eye level electric oven, gas hob with extractor hood, integrated washing machine and dishwasher, space for double fridge/freezer, patio doors to rear garden.

Office Room

16' 5" MAX x 6' 5" MAX (5.00m MAX x 1.96m MAX)

Window to front aspect, under-floor heating, storage cupboard, door to shower room.

Shower Room

Shower cubicle, WC, vanity wash hand basin, extractor.

First Floor Landing

Stairs from entrance hall, airing cupboard.

Bedroom One

11' 6" x 9' 6" + Wardrobe (3.51m x 2.90m + Wardrobe)

Window to rear aspect, built in wardrobes, radiator.

En-Suite

Window to rear aspect, bath with mixer taps and shower attachment, WC, vanity wash hand basin, heated hand towel rail.

Bedroom Two

12' 4" + Wardrobe x 10' 4" MAX (3.76m + Wardrobe x 3.15m MAX)

Window to front aspect, built in wardrobes, radiator.

Bedroom Three

18' 5" x 6' 8" + Wardrobes (5.61m x 2.03m + Wardrobes)

Window to front and side aspect, built in wardrobes, radiator.

Bedroom Four

8' 3" MAX x 7' 2" + Wardrobe (2.51m MAX x 2.18m + Wardrobe)

Window to front aspect, built in wardrobes, radiator.

Bathroom/Shower Room

Window to rear aspect, shower cubicle, WC, vanity wash hand basin, heated hand towel rail.

Outside

Front Garden

Block paved driveway for two/three cars.

Rear Garden

Fully fenced rear garden with gate access, outside lighting, outside tap.









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
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EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313864



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