



Connells

Queens Avenue  
WATFORD





## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are pleased to bring this larger than average end-terrace house to the market that is situated on a popular residential road in West Watford. The property comprises of spacious through lounge, a well-appointed fitted kitchen, three off-landing bedrooms as well as an off-landing bathroom. Benefits an additional conservatory room, an easily maintainable rear garden as well as holding the scope for modernisation and potential to extend (STPP).

The ideal family home, the property is conveniently located with access to several transport links including the Watford Metropolitan Line as well as the A41, M1 and M25. There are a variety of well-regarded schools within catchments including Watford Boys Grammar School. There are a range of local shops and amenities within walking distance as well as being a short drive to Watford High Street and Shopping Centre that provides numerous eateries, shops, entertainment and recreational facilities.

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

## Entrance Porch

Front door leading to entrance hall.

## Entrance Hall

Stairs to first floor landing, under-stairs storage, radiator.

## Living/Dining Room

25' 8" Into Bay x 9' 9" MAX ( 7.82m Into Bay x 2.97m MAX )

Bay window to front aspect, television point, telephone point, two feature fire places, radiator, window to rear aspect.

## Kitchen

12' + door recess x 7' 3" ( 3.66m + door recess x 2.21m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

## Conservatory

8' x 7' 10" ( 2.44m x 2.39m )

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

## First Floor Landing

Stairs from entrance hall, storage cupboard, loft access.

## Bedroom One

12' 8" MAX x 11' 3" MAX ( 3.86m MAX x 3.43m MAX )

Two windows to front aspect, feature fire place, fitted wardrobes, radiator.

## Bedroom Two

12' 5" x 7' MAX ( 3.78m x 2.13m MAX )

Window to rear aspect, radiator.

### Bedroom Three

5' 3" x 7' 6" ( 1.60m x 2.29m )

Window to rear aspect, GCH boiler, radiator.

### Bathroom

Window to side aspect, shower cubicle, WC, wash hand basin.

### Outside

#### Front Garden

Brick built retaining wall, path to the front door.

#### Parking

On-street permitted parking.

#### Rear Garden

Paved patio area, laid lawn, shed, side access.



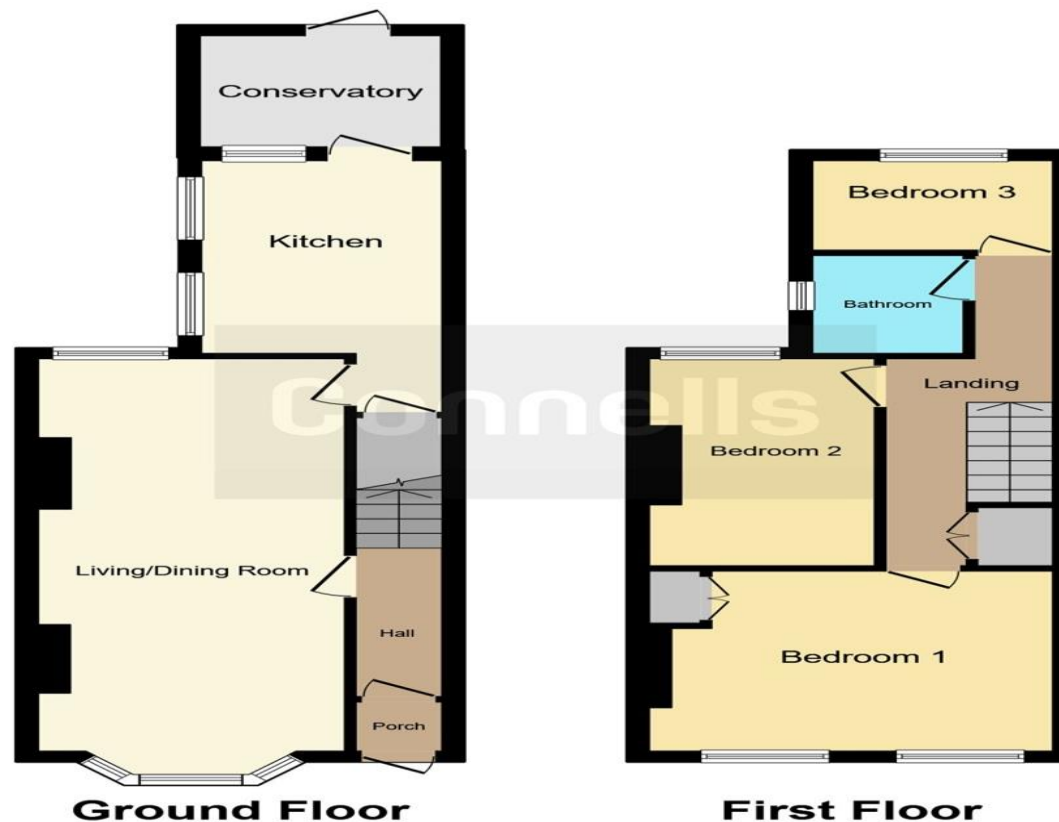












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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  
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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314393](http://connells.co.uk/Property/WTF314393)**



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