



Connells

Queen Marys Avenue
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this well-presented semi-detached house to the market that is situated on a popular residential road in Watford. The property comprises of two reception rooms, a modern fitted kitchen, three well-proportioned bedrooms and a four-piece family bathroom suite. Benefits include an additional conservatory room, a well-maintained rear garden, off-street driveway parking as well as holding the potential to extend (STPP).

An ideal family home, the property is conveniently located with access to several transport links including being walking distance to Watford Metropolitan Station as well as the A41, M25 and M1 motorways. There are a range of local shops, amenities and Cassiobury Park within walking distance with further shops, eateries, entertainment and recreational facilities in Watford High Street and Shopping Centre. There are a variety of nurseries, primary schools and secondary schools within catchments including Watford Girls Grammar School and Watford Boys Grammar Schools.

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.

Lounge

13' 2" Into Bay x 12' 5" MAX (4.01m Into Bay x 3.78m MAX)

Bay window to front aspect, television point, telephone point, radiator.

Dining Room

12' 2" x 10' 6" (3.71m x 3.20m)

Window to rear aspect, radiator.

Kitchen

11' 9" x 7' 3" (3.58m x 2.21m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear and side aspect, sink with drainer, gas hob with extractor hood, eye level electric oven, plumbing for washing machine, wall mounted boiler.

Conservatory

5' 7" x 16' 4" (1.70m x 4.98m)

Windows to rear aspect, space for fridge/freezer, door to rear garden.

First Floor Landing

Bedroom One

12' x 10' 4" MAX (3.66m x 3.15m MAX)

Window to front aspect, radiator.

Bedroom Two

12' 7" x 11' 6" (3.84m x 3.51m)

Window to rear aspect, radiator.

Bedroom Three

7' 5" x 8' 4" (2.26m x 2.54m)

Window to front aspect, radiator.

Bathroom

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

Outside

Front Garden

Driveway parking for two cars, side access.

Rear Garden

Patio area, laid lawn, 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

To view this property please contact Connells on

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6 The Parade
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314479



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Property Ref: WTF314479 - 0009