



Connells

Holywell Road
Watford



Property Description

Connells are delighted to bring this well-presented mid-terraced house to the market that is situated on a popular residential road in West Watford. The property briefly comprises of two reception rooms, a modern fitted kitchen, three well-proportioned bedrooms and a modern bathroom suite. Benefits include a landscaped enclosed rear garden, on-street permitted parking as well as holding the potential to extend (STPP).

An ideal family home, the property is situated within easy reach of Watford Town Centre and ideally placed within walking distance to Watford High Street Station with direct links into Euston as well as well-regarded schools including Watford Girls Grammar Schools. The award winning Cassiobury Park with its hugely popular play area/splash park and woodland are within easy reach, as well as the other recreational facilities to include Watford Leisure Centre and Atria Shopping Centre with its vast area of family entertainment.

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

Entrance

Living Room

11' 4" + Door Recess x 9' 9" (3.45m + Door Recess x 2.97m)

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

Dining Room

12' 3" x 10' 7" (3.73m x 3.23m)

Window to rear aspect, radiator, stairs to first floor landing, under-stairs storage.

Kitchen

10' 4" x 6' + Door Recess (3.15m x 1.83m + Door Recess)

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

Bathroom

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

First Floor Landing

Bedroom One

12' 5" + Cupboard x 10' 4" (3.78m + Cupboard x 3.15m)

Window to front aspect, built in storage cupboard, radiator.

Bedroom Two

11' 4" + Wardrobe x 10' 3" (3.45m + Wardrobe x 3.12m)

Window to rear aspect, fitted wardrobes, radiator, door to bedroom 3,

Bedroom Three

9' 7" x 5' 9" (2.92m x 1.75m)

Window to side aspect, radiator, boiler.

Outside

Front Garden

Rear Garden

Fence enclosed, flowerbeds, laid lawn, decking area, side access.

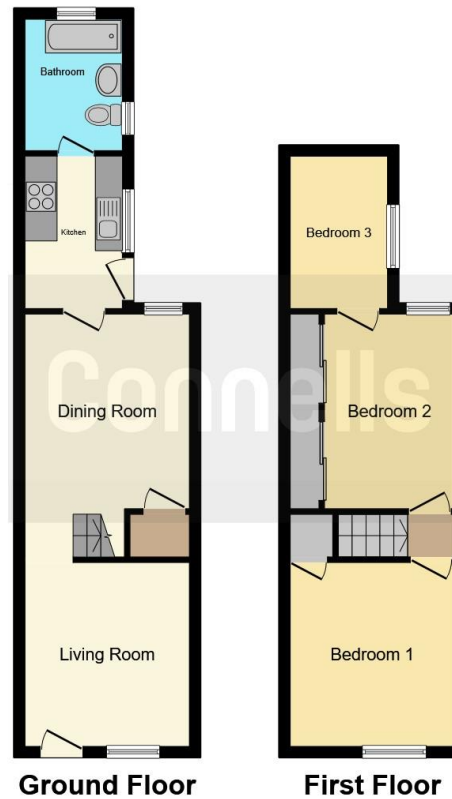
Parking

On-street permitted parking.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314179



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