



**Connells**

Belgrave Avenue  
Watford



## Property Description

**\*\*GUIDE PRICE £475,000-£500,000\*\***  
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 a two reception rooms, a well-appointed fitted kitchen, three well-proportioned bedrooms and an off-landing family bathroom suite. Benefits include an easily maintainable 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 Met Station, Watford Junction Station & Watford High Street Station with direct links into Euston as well as being within catchments to well-regarded schools including Watford Girls & Boys 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 Shopping Centre with its vast area of family entertainment.

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

units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, dishwasher and space for fridge/freezer, door to rear garden.

## First Floor Landing

Loft access, airing cupboard, doors to all rooms.

### Bedroom One

13' x 12' ( 3.96m x 3.66m )  
Two windows to front aspect, radiator.

### Bedroom Two

11' 6" x 7' 6" ( 3.51m x 2.29m )  
Window to rear aspect, radiator.

### Bedroom Three

9' 2" x 8' 8" ( 2.79m x 2.64m )  
Window to rear aspect, radiator.

## Bathroom

Window to side aspect, bath with mixer taps and overhead shower, WC, wash hand basin, radiator.

## Outside

### Front Garden

### Rear Garden

Paved patio area, laid lawn, shed.

## Entrance

### Living Room

13' INTO BAY x 12' MAX ( 3.96m INTO BAY x 3.66m MAX )

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

### Dining Room

12' MAX x 10' MAX ( 3.66m MAX x 3.05m MAX )

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

### Kitchen

14' 7" + Door Recess x 8' 6" ( 4.45m + Door Recess x 2.59m )

Fitted kitchen comprised of wall and base





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

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

view this property online [connells.co.uk/Property/WTF314571](http://connells.co.uk/Property/WTF314571)



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