





Property Description

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

The ideal family home, the property is conveniently located with access to several transport links including Carpenders Park Station the A41 & M1 motorways. There are a variety of well-regarded primary schools, secondary schools and nurseries within catchments. There are a range of local amenities and parks within walking distances as well as Watford Town centre being just a short drive away providing further amenities, eateries, entertainment and recreational facilities.

Viewings are highly recommended.

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

Entrance Hall

Door to side aspect, under-stairs storage.

Living Room

19' 8" Into Bay x 14' 6" MAX (5.99m Into Bay x 4.42m MAX)

Bay window to front aspect, stairs to first floor landing, television point, telephone point, radiator.

Kitchen / Dining Room

15' 9" x 10' 9" (4.80m x 3.28m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, double oven/gas hob with extractor hood, plumbing for washing machine and dishwasher, space for tumble dryer and fridge/freezer, space for dining area.

Conservatory

Windows to side and rear aspect, radiator, doors to rear garden.

First Floor Landing

Stairs from living room, window to side aspect, loft access.

Bedroom One

14' 4" x 8' 5" (4.37m x 2.57m)

Window to front aspect, radiator.

Bedroom Two

14' x 8' 5" (4.27m x 2.57m)

Window to rear aspect, radiator.

Bedroom Three

10' 7" x 6' 5" (3.23m x 1.96m)

Window to rear aspect, radiator.

Bathroom

Window to front aspect, storage cupboard, shower cubicle, WC, wash hand basin, radiator.

Outside

Front Garden

Block paved driveway for two cars, side access.

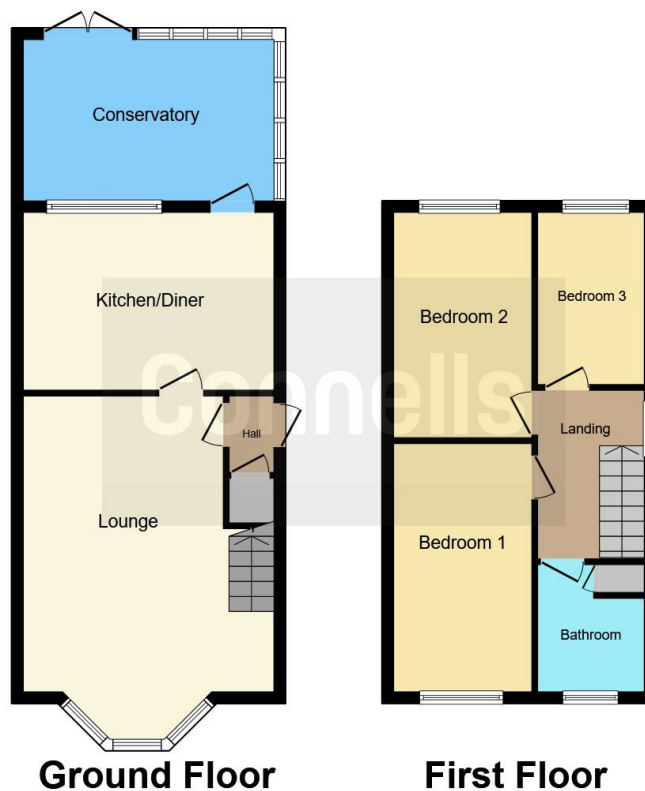
Rear Garden

Decking 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

T 01923 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314565



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WTF314565 - 0005