



Connells

Princes Avenue
Watford



Property Description

**** GUIDE PRICE £550,000 - £560,000 ****

Connells are pleased to bring this extended mid-terraced house to the market that is situated on a sought after residential road in Watford. The property comprises of a sizeable reception room, a spacious modern fitted kitchen, four double bedrooms and a shower room. Benefits include a separate utility room, an en-suite to the master bedroom, an easily maintainable rear garden as well as a summer house with electrics.

The ideal family home, the property is conveniently located with access to several transport links including being within walking distance to Watford Met Station as well as easy access to the M25, A41 & M1 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments including Watford Girls Grammar School. The property is also within walking distances to Cassiobury Park and the Town Centre with its vast array of amenities, eateries, entertainment and recreational facilities.

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

Entrance Porch

Door to front aspect.

Entrance Hall

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

Living / Dining Room

24' 3" INTO BAY x 10' 7" MAX (7.39m INTO BAY x 3.23m MAX)

Bay window to front aspect, window and door to rear aspect, radiator, television point, telephone point.

Kitchen

15' x 9' 2" (4.57m x 2.79m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, double glazed, eye level electric oven, gas hob with extractor hood, integrated microwave, dishwasher and fridge/freezer.

Utility Room

15' 8" x 4' 7" (4.78m x 1.40m)

Window to side and rear aspect, double glazed, wall and base units with work surfaces to complement, plumbing for washing machine, space for fridge/freezer, door to rear garden.

First Floor Landing

Stairs from entrance hall, stairs to second floor landing.

Bedroom Two

14' 7" INTO BAY x 14' 2" MAX (4.45m INTO BAY x 4.32m MAX)

Bay window to front aspect, fitted wardrobes, radiator.

Bedroom Three

12' 1" x 9' 5" (3.68m x 2.87m)

Window to rear aspect, radiator.

Bedroom Four

11' 4" x 9' 3" (3.45m x 2.82m)

Window to rear aspect, radiator.

Shower Room

Window to side aspect, shower cubicle, low level WC, vanity basin, heated hand towel rail.

Second Floor Landing

Bedroom One

19' 5" x 10' 3" (5.92m x 3.12m)

Window to rear aspect, radiator, door to en-suite.

En-Suite

Velux window, shower cubicle, WC, wash hand basin, hand towel rail.

Outside

Front Garden

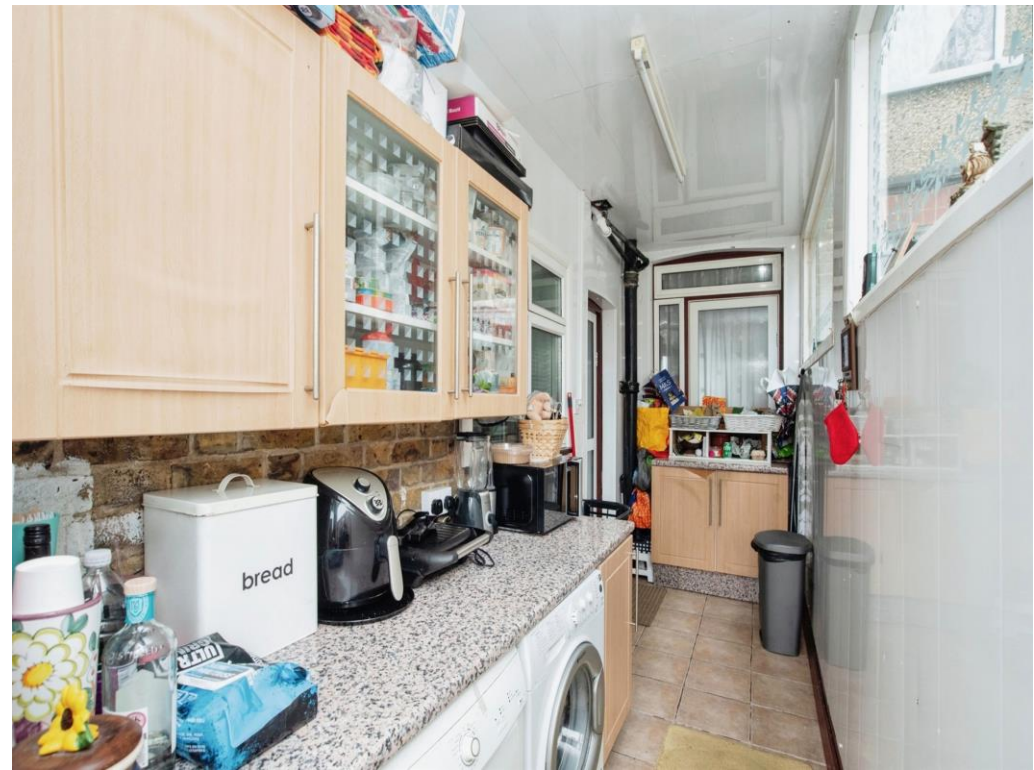
Paved front garden.

Rear Garden

Block paved rear garden, pergola & access to summerhouse.

Summer House

Door to front aspect, windows to front and side aspect, electrics and lighting.









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: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314557



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