



Connells

Burnley Close
Watford



Property Description

Connells are delighted to bring this rare opportunity to acquire this well-presented mid-terraced house situated within a cul-de-sac location in South Oxhey. The property comprises of a good size lounge/diner, a well-appointed fitted kitchen/conservatory, a double bedroom and a shower-room suite. Externally there are private front and rear garden as well as an allocated parking space.

The property is ideally located within a short walk to Carpenders Park Station with its direct links into central London. Other transport links include the A41, M25 and M1 with local transport links to the surrounding areas. Local shopping amenities are within walking distance as well as the local schooling and recreational spaces. Watford Town Centre with its wide array of amenities, to include the Harlequin shopping centre are within a 10-minute drive away.

This property ticks all the boxes for a first-time buyer, investment purchase and ideal for commuting purposes.

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

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Entrance Porch

Door to front aspect, internal sliding door.

Lounge / Diner

17' MAX x 13' MAX (5.18m MAX x 3.96m MAX)

Window to front aspect, feature fire place, radiator, telephone and television point, door leading to kitchen.

Kitchen / Conservatory

11' 8" + Door Recess x 11' (3.56m + Door Recess x 3.35m)

Fitted kitchen comprising wall and base units, window to rear aspect, stainless steel sink and drainer, work surfaces, integrated oven, hob, cooker hood, plumbing for washing machine, space for fridge/freezer, wall mounted boiler, breakfast bar, door leading to garden.

First Floor Landing

Airing cupboard, loft access, radiator.

Bedroom One

13' x 10' (3.96m x 3.05m)

Window to front aspect, radiator.

Shower Room

Window to rear and side aspect, separate shower cubicle, vanity wash hand basin, low level WC, fully tiled walls.

Outside

Front Garden

Paved patio steps leading to front door, laid lawn.

Rear Garden

Single patio area, lawn and summer house.

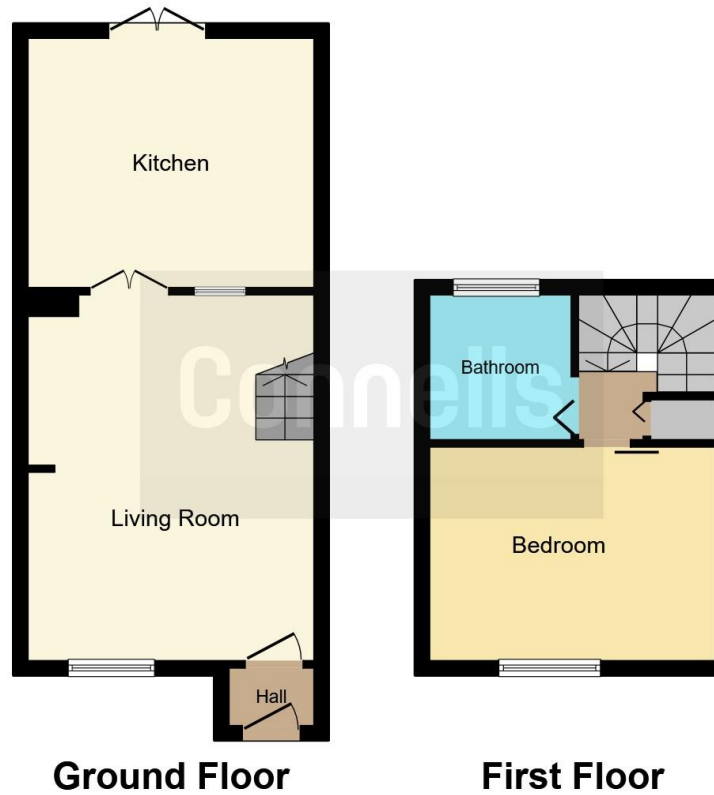
Parking

Allocated parking space.









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: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314639



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.

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