



Connells

Dodd Road
Watford



Property Description

Connells are pleased to bring this well-presented mid-terraced town house to the market that is situated on a popular development in North Watford. The property is bright and airy throughout, consist of three floors and briefly comprises of a sizeable reception room, a modern fitted kitchen, four well-proportioned bedrooms and a family bathroom suite. Benefits include an external communal bike storage, solid bamboo flooring throughout the house, an additional cloakroom, an en-suite to the master bathroom, two private parking spaces, a well-maintained rear garden as well as holding the potential to extend (STPP).

An ideal family home the property is conveniently located with access to several transport links including being walking distance to North Watford and Watford Junction Station as well as the M1, M25 & A41 motorways. There are a variety well regarded schools within catchments as well as local shops and amenities within proximity in addition to being a short distance from Watford High Street and Shopping Centre that provides further amenities, eateries, entertainment and recreational facilities.

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

Agents Note

There is a maintenance charge of approx. £301 PA.

Entrance Hall

Door to front aspect, stairs to first floor landing, radiator.

Clockroom

WC, wash hand basin, radiator.

Living Room

15' 2" x 12' 9" (4.62m x 3.89m)

Windows to rear aspect, patio doors to garden, television point, telephone point, radiator.

Kitchen

16' 8" x 6' 2" (5.08m x 1.88m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, integrated fridge/freezer, radiator.

First Floor Landing

Stairs from entrance hall, window to front aspect, stairs to second floor landing.

Bedroom Two

12' 9" x 12' 4" (3.89m x 3.76m)

Window to rear aspect, radiator.

Bedroom Three

11' 2" x 6' 2" (3.40m x 1.88m)

Window to front aspect, radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, radiator.

Second Floor Landing

Stairs from first floor landing, airing cupboard.

Bedroom One

13' 3" x 13' 3" (4.04m x 4.04m)

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

En-Suite

Shower cubicle, WC, wash hand basin, radiator.

Bedroom Four

11' 7" x 9' 3" + Wardrobe (3.53m x 2.82m + Wardrobe)

Window to front aspect, built in wardrobe, radiator.

Outside

Front Garden

Paved path to front door, outside light.

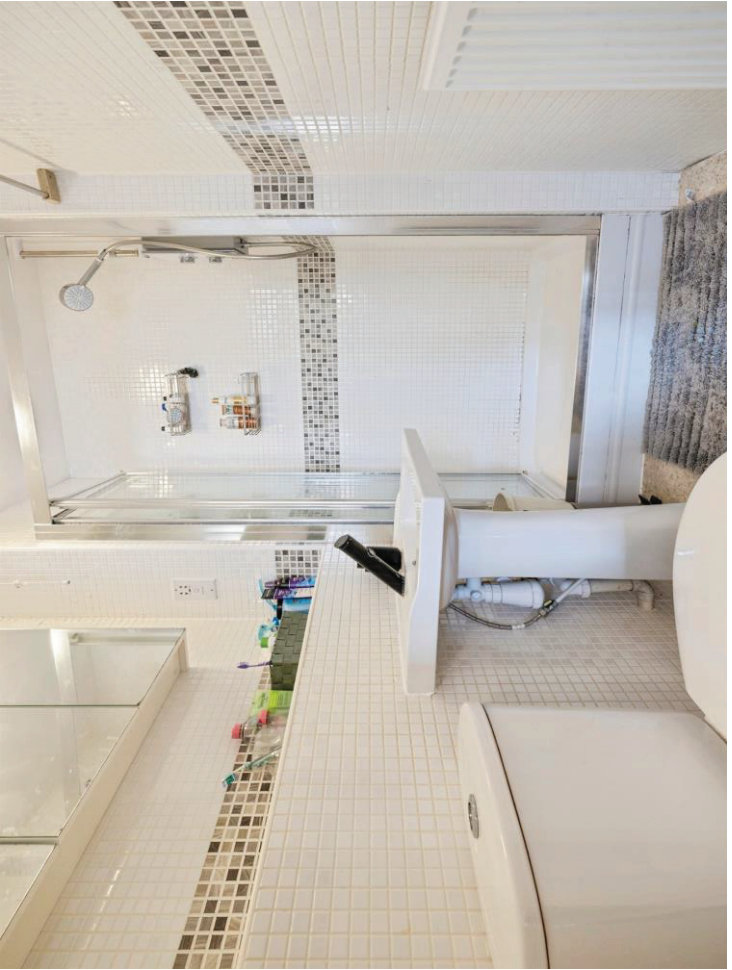
Rear Garden

Paved patio area and pathway, laid lawn, pergola, decking area, rear access.

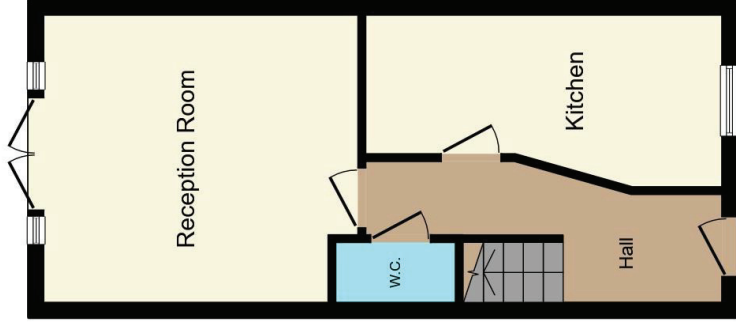
Parking

Two private parking bays.

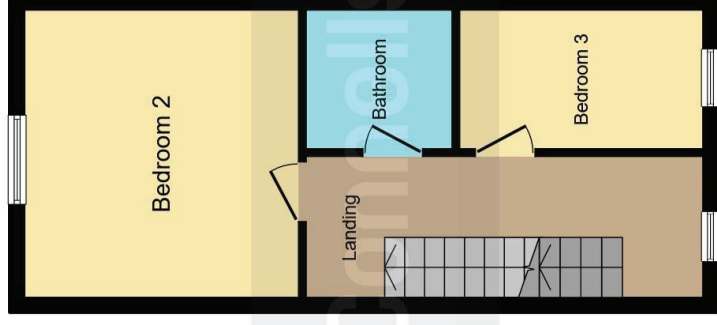




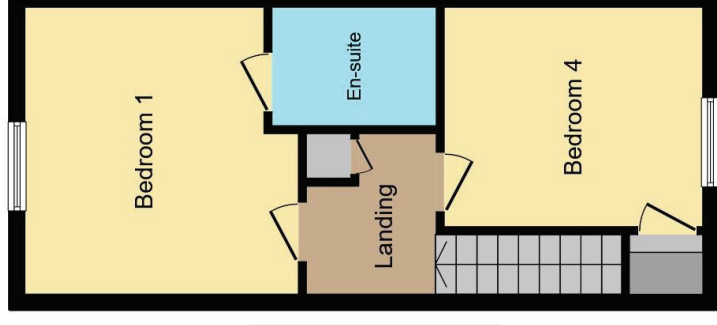




Ground Floor



First Floor



Second Floor

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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view this property online connells.co.uk/Property/WTF314620

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold



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 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.

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Property Ref: WTF314620 - 0005