



Connells

Prestwick Road
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this immaculately presented, extended brick built mid-terraced house to the market that is situated on a popular residential road in Watford. The property consists of three floors, offering ample living accommodation and briefly comprises of an open plan reception room with a modern integrated kitchen, four well-proportioned bedrooms and a family bathroom suite. Benefits include an en-suite to the master bedroom, an easily maintainable rear garden with shared side access that backs onto local Woodlands.

The property is located within a prime position, just a stone's throw away from 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.

Entrance Porch

Door to front aspect, window to front aspect, storage cupboards, door to reception room, window to rear aspect.

Living Room / Kitchen

30' 9" MAX x 16' 5" MAX (9.37m MAX x 5.00m MAX)

Window to front aspect, television point, telephone point, stairs to first floor landing, under-stairs storage, radiator.

Fitted kitchen comprised of wall and base units with work surfaces and splashbacks to complement, window to rear aspect, sink with drainer, electric hob with extractor hood, double eye-level oven, integrated washing machine and dishwasher, space for double fridge/freezer, island with seating area, door to rear garden.

First Floor Landing

Stairs from living room, stairs to second floor.

Bedroom Two

9' 11" + Wardrobe x 9' 3" (3.02m + Wardrobe x 2.82m)

Window to front aspect, fitted wardrobes, radiator.

Bedroom Three

11' 4" x 9' 11" + Wardrobe (3.45m x 3.02m + Wardrobe)

Window to rear aspect, fitted wardrobes, radiator.

Bedroom Four

8' x 6' 6" (2.44m x 1.98m)

Window to front aspect, radiator.

Bathroom

Window to rear aspect, walk in shower, WC, wash hand basin, LED mirror, heated towel rail.

Second Floor Landing

Bedroom One

16' 11" MAX x 14' 3" MAX (5.16m MAX x 4.34m MAX)

Window to rear aspect, velux window to front aspect, radiator, storage in eaves, door to en-suite.

En-Suite

Window to rear aspect, shower cubicle, WC, wash hand basin, heated towel rail.

Outside

Front Garden

Paved area, stairs rising to front door.

Rear Garden

Fully paved, stairs rising to further paved area, outbuilding, side access to woodlands.

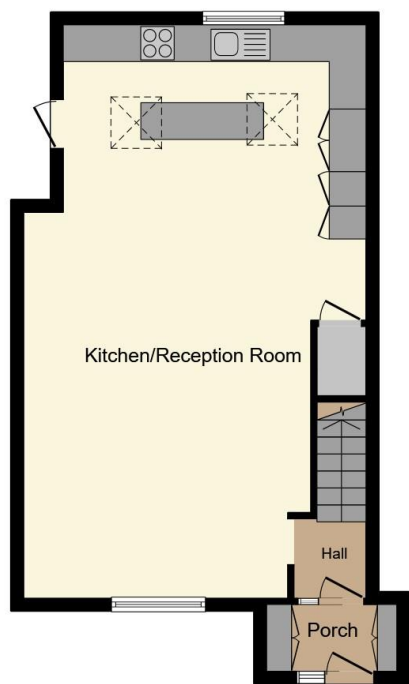
Outbuilding

Window to front aspect, door to front aspect, lighting and electrics.

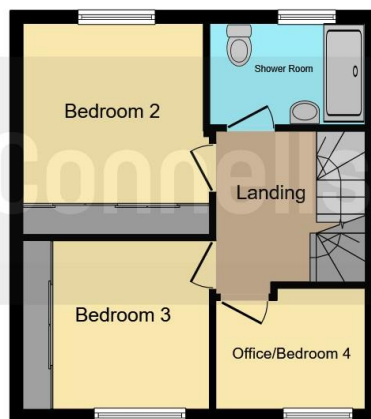








Ground Floor



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

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/WTF314627



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