



Connells

Hazel Tree Road
Watford



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this semi-detached house to the market that is situated on a popular residential road in North Watford. The property comprises of a sizeable through lounge, a fitted kitchen, three well-proportioned bedrooms and family bathroom. Benefits include an additional lean to/conservatory, the scope for full refurbishment, a garage to the rear of the property as well as the holding the potential for extension (STPP) making this an ideal project opportunity.

The property is conveniently located with access to several transport links including Watford North Station as well as the M25, A41 & M1 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments. Within walking distance there are a range of local shops and amenities as well as Watford High Street and Shopping Centre being a short drive away providing further shop, eateries, entertainment and recreational facilities.

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

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Door to front aspect, windows to front and side aspect, door to entrance hall.

Entrance Hall

Stairs to first floor landing, under-stairs storage.

Living / Dining Room

24' 7" Into Bay x 10' 8" MAX (7.49m Into Bay x 3.25m MAX)

Bay window to front aspect, patio doors to conservatory.

Kitchen

8' 3" + Door Recess x 6' 3" (2.51m + Door Recess x 1.91m)

Window to rear and side aspect.

Lean To / Conservatory

5' 7" x 9' + Door Recess (1.70m x 2.74m + Door Recess)

Windows to rear and side aspect, door to rear garden.

First Floor Landing

Stairs from entrance hall, window to side aspect.

Bedroom One

11' 6" MAX x 10' 7" MAX (3.51m MAX x 3.23m MAX)

Window to rear aspect.

Bedroom Two

10' 5" MAX x 10' MAX (3.17m MAX x 3.05m MAX)

Window to front aspect.

Bedroom Three

7' 1" x 6' 7" (2.16m x 2.01m)

Window to front aspect.

Bathroom

Window to rear aspect.

Front Garden

Rear Garden

Garage

Accessed via rear of property.

Agents Note

The bathroom to the property is not suitable for internal viewing, due to the interior condition. Please refer to the images included within our marketing. Please contact the branch for further information before progressing your interest or expending any cost such as travelling for a viewing. We ask that interested parties make enquiries and satisfy themselves about the potential costs of remedial work and clearance required.









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
 WATFORD WD17 1AA

EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314422



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.

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