



Banbury Street
Watford WD18 0EX

for sale offers over
£350,000



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this rarely available, mid-terraced character property to the market, situated on a sought-after residential road in West Watford. The property comprises two reception rooms, a fitted kitchen with separate utility area, downstairs WC, two double bedrooms (one with full en-suite bathroom, one with basin and built in shower). Benefits include an easily maintainable rear garden, on street permit parking, the scope for modernisation as well as holding the potential to extend (STPP).

As well as the convenience of local shops, it is within easy walking distance of Watford Town Centre. The area has excellent transport links, including Watford Junction, Watford High Street and Watford Met Stations with direct links into London, local bus routes, and is convenient for the M25 and M1. Well-regarded schools (catchment area/close by) include Watford Girls Grammar School and Watford Boys Grammar School. The award winning Cassiobury Park with its hugely popular play area/splash park and woodland is within easy reach, as well as numerous cycle paths and Oxhey Park. Further recreational facilities include Watford Leisure Centre and Atria Shopping Centre. Watford General Hospital and other services are close by.

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



Entrance

Front door into reception room.

Reception Room

11' 8" Into Bay x 10' 6" MAX (3.56m Into Bay x 3.20m MAX)

Bay window to front aspect, television point, telephone point, radiator.

Dining Room

13' 4" MAX x 11' 8" MAX (4.06m MAX x 3.56m MAX)

Window to rear aspect, stairs to first floor landing, under-stair storage, radiator.

Kitchen

7' 5" x 9' (2.26m x 2.74m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric cooker point.

Utility Area

5' 8" x 6' 7" (1.73m x 2.01m)

Plumbing for washing machine, space for fridge/freezer, cloakroom, wall mounted gas fired boiler.

Cloakroom

Small window to rear aspect, low level WC.

First Floor Landing

Bedroom One

11' 9" MAX x 10' 5" MAX (3.58m MAX x 3.17m MAX)

Window to front aspect, shower unit, wash hand basin, radiator.

Bedroom Two

12' 2" MAX x 10' 1" MAX (3.71m MAX x 3.07m MAX)

Window to rear aspect, radiator, door to bathroom.

Bathroom

Window to side aspect, bath with mixer taps and shower attachment, WC, wash hand basin, radiator.

Outside

Front Garden

Rear Garden









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: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314673



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