



**Connells**

Oxford Street  
Watford



## Property Description

Connells are delighted to bring this rarely available, Victorian mid-terraced character property to the market that is situated on a highly sought after residential road in West Watford. The property briefly comprises of two reception rooms, two double bedrooms, a modern fitted kitchen and an off-landing family bathroom suite. Oozing with curb appeal, benefits include a landscaped rear garden, a separate utility area, on street permit parking as well as holding the potential to extend (STPP).

The property is situated in a conservation residential area known as "The Square" with its great community spirit. Located within easy reach of Watford Town Centre and excellent transport links including Watford Junction, Watford High Street and Watford Met Stations with direct links into London, as well as being within catchments to well-regarded schools including Watford Girls Grammar School. The award winning Cassiobury Park with its hugely popular play area/splash park and woodland are within easy reach, as well as numerous cycle paths and Oxhey Park. Further recreational facilities include Watford Leisure Centre and Atria Shopping Centre with its vast area of family entertainment. Vicarage Cemetery which hosts a unique art gallery is nearby, along with Watford General Hospital and local bus routes.

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

## Entrance

Door to front aspect into living room.

## Living Room

12' x 12' 9" ( 3.66m x 3.89m )

Bay window to front aspect, feature fire place, television point, telephone point, radiator.

## Dining Room

11' 9" x 13' 3" ( 3.58m x 4.04m )

Window to rear aspect, stairs to first floor landing, radiator.

## Kitchen

7' x 9' 4" ( 2.13m x 2.84m )

Newly fitted kitchen comprised of wall and base units with worktops and tiling to complement, window to side aspect, sink with drainer, electric hob with extractor hood, electric oven, plumbing for washing machine and space for fridge/freezer.

## Utility/Wc Area

4' 9" x 4' 3" ( 1.45m x 1.30m )

Door to rear garden, WC, window to rear aspect.

## First Floor Landing

### Bedroom One

11' 9" x 10' 4" ( 3.58m x 3.15m )

Window to front aspect, built in cupboard, radiator.

### Bedroom Two

10' 4" x 9' 7" ( 3.15m x 2.92m )

Window to rear aspect, radiator.

## Bathroom

Window to side aspect, newly fitted bath with mixer taps, shower cubicle, wash hand basin, WC, heated hand towel rail.

## Outside

### Front Garden

Paved front garden.

### Rear Garden

Landscaped rear garden, paved patio area, laid astro lawn.









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](http://www.focalagent.com)

To view this property please contact Connells on

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6 The Parade  
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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314710](http://connells.co.uk/Property/WTF314710)**



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