



Connells

Hayling Road
Watford



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this non-standard constructed end-terrace house to the market that is situated on a sought-after residential road in Watford. The property comprises of a welcoming entrance hall, a spacious reception room, a fitted kitchen/diner, three well-proportioned bedrooms and an off-landing family bathroom suite. Benefits include a downstairs WC, a mature rear garden, on-street bay parking, the scope for refurbishment/modernisation as well as holding the potential to extend (STPP), making this the ideal project opportunity.

The property is conveniently located with access to 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.

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

Agents Note

Please be advised that these details are

produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Entrance Hall

Door to front aspect, stairs to first floor landing.

Living Room

12' 4" MAX x 14' 4" MAX (3.76m MAX x 4.37m MAX)

Window to front aspect.

Kitchen / Diner

9' 4" MAX x 11' 3" MAX (2.84m MAX x 3.43m MAX)

Window to rear aspect.

Lobby

5' 9" MAX x 5' 7" MAX (1.75m MAX x 1.70m MAX)

Window to rear aspect, under-stairs storage, door to rear garden, door to WC.

Cloakroom

First Floor Landing

Window to rear aspect, airing cupboard.

Bedroom One

14' MAX x 11' 5" MAX (4.27m MAX x 3.48m MAX)

Window to front aspect.

Bedroom Two

14' MAX x 9' MAX (4.27m MAX x 2.74m MAX)

Window to front aspect.

Bedroom Three

8' 7" MAX x 7' 8" + Wardrobe (2.62m MAX x 2.34m + Wardrobe)

Window to rear aspect.

Bathroom

Window to rear aspect.

Outside

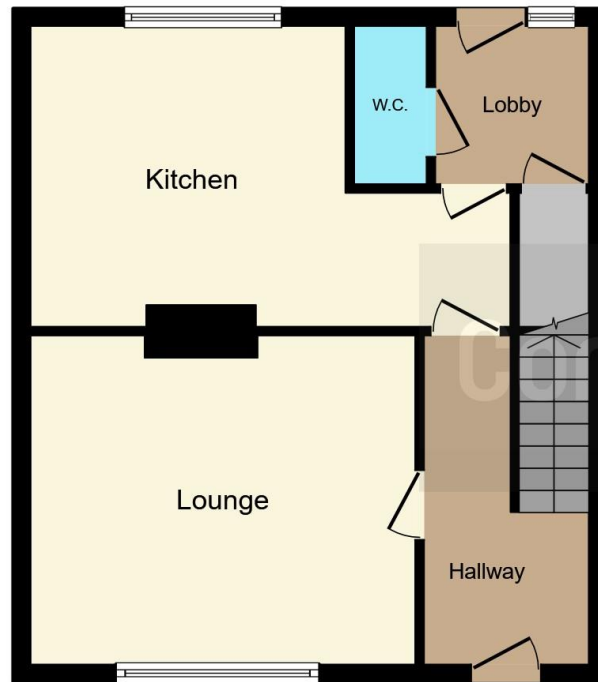
Front Garden

Rear Garden

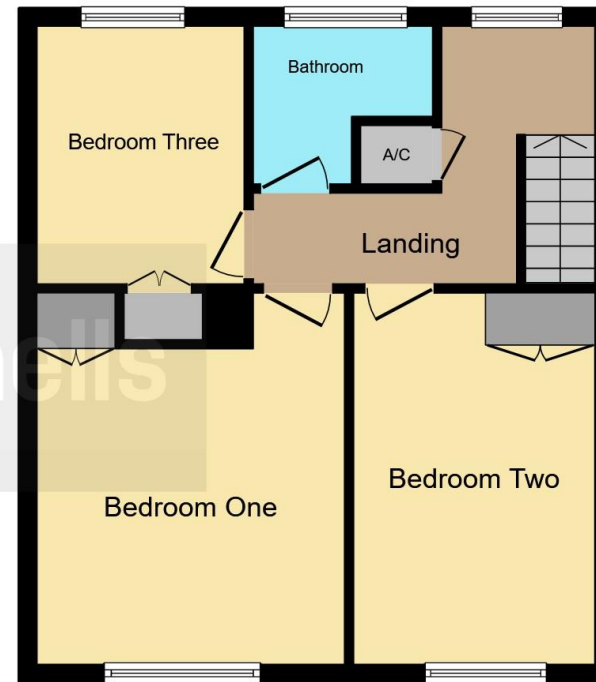








Ground Floor



First 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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6 The Parade
 WATFORD WD17 1AA

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314711



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.

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