





Property Description

Connells are pleased to bring this well-presented mid-terraced house to the market that is situated on a popular residential road in West Watford. The property briefly comprises of a sizeable through lounge with feature fireplace, a well-appointed fitted kitchen, three off-landing double bedrooms and a downstairs family bathroom. Benefits include an easily maintainable rear garden, on-street permitted parking as well as holding the potential to extend (STPP).

An ideal family home, the property is conveniently located with access to several transport links including Watford Metropolitan line as well as easy access to the A41, M25 & M1 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments including Watford Grammar School for Boys. The property is also within walking distance to local shops and the award winning Cassiobury park with the vibrant Watford High Street and Shopping Centre being a short distance away providing further amenities, eateries, entertainment and recreational facilities.

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

Entrance Hall

Door to front aspect, stairs to first floor landing, under-stairs storage.

Lounge / Dining Room

24' 7" MAX x 12' 3" MAX (7.49m MAX x 3.73m MAX)

Bay window to front aspect, television point, telephone point, radiators, patio doors to rear garden, feature fire place.

Kitchen

14' 8" x 9' 7" (4.47m x 2.92m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, double cooker point with extractor hood, plumbing for washing machine and

dishwasher, space for fridge/freezer, radiator, door to rear garden.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, vanity wash hand basin, heated towel rail.

First Floor Landing

Stairs from entrance hall, airing cupboard, loft access.

Bedroom One

16' 3" MAX x 15' 7" Into Bay (4.95m MAX x 4.75m Into Bay)

Bay window to front aspect, fitted wardrobe, radiator.

Bedroom Two

11' 2" x 10' 5" (3.40m x 3.17m)

Window to rear aspect, radiator.

Bedroom Three

11' 9" x 9' 5" (3.58m x 2.87m)

Window to rear aspect, radiator.

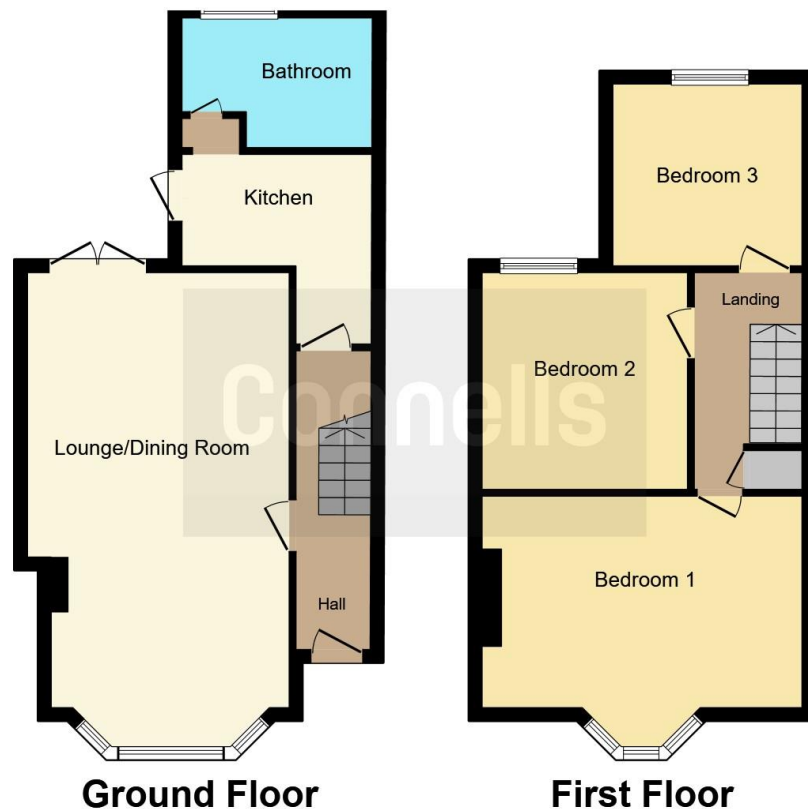
Outside

Front Garden

Rear Garden

Paved patio areas, brick built shed, rear access.





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: Council Tax
 Awaited Band: D

view this property online connells.co.uk/Property/WTF314618



Tenure: Freehold



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