



Connells

Croxley View
Watford



Property Description

**** NO UPPER CHAIN ****

Connells are pleased to bring this mid-terrace house to the market that is situated on a quiet residential road in West Watford. The property comprises of a sizable reception room, a fitted kitchen, three well-proportioned bedrooms and a modern shower room suite. Benefits include an additional conservatory room, residential parking, well-maintained front & rear gardens 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 Station as well as the M25, M1 and A41 motorways. There are a variety of local shops and amenities within walking distance as well as the vibrant Watford High Street and Shopping Centre being a short distance away providing further shops, eateries, entertainment, and recreational facilities.

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

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, radiator.

Living Room

15' MAX x 12' 3" MAX (4.57m MAX x 3.73m MAX)

Window to front aspect, television point, telephone point, radiator.

Kitchen

18' 4" x 7' 9" MAX (5.59m x 2.36m MAX)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, gas cooker point, plumbing for washing machine, space for fridge/freezer, space for dining area, radiator.

Conservatory

16' 5" x 9' 1" (5.00m x 2.77m)

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

First Floor Landing

Stairs from entrance hall, airing cupboard.

Bedroom One

11' 5" + Wardrobe x 9' 9" MAX (3.48m + Wardrobe x 2.97m MAX)

Window to front aspect, fitted wardrobes, radiator.

Bedroom Two

10' 9" x 10' 1" (3.28m x 3.07m)

Window to rear aspect, radiator.

Bedroom Three

8' 1" x 6' 4" + Cupboard (2.46m x 1.93m + Cupboard)

Window to front aspect, built in cupboard, radiator.

Shower Room

Windows to rear aspect, shower cubicle, WC, vanity wash hand basin, heated towel rail.

Outside

Front Garden

Laid lawn area, decorative borders, block paved pathway to entrance porch.

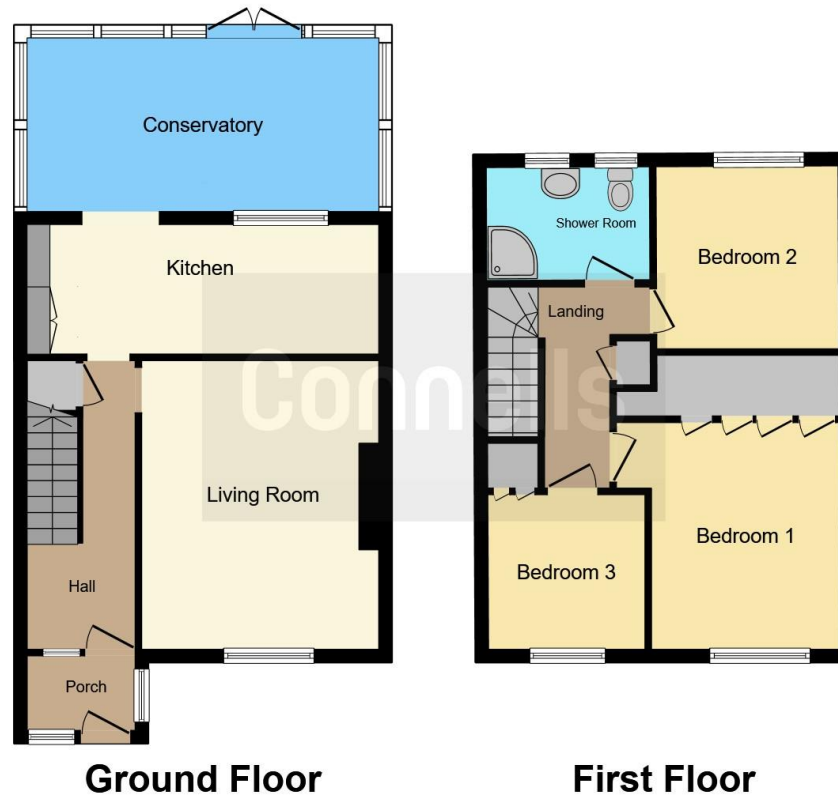
Rear Garden

Paved patio area, laid lawn areas, 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: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314786



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