



Connells

Marsworth Close
Watford



Property Description

**** 60% SHARED OWNERSHIP **** Connells are pleased to bring this immaculately presented mid-terraced house to the market that is situated on a popular residential road in West Watford. The property comprises of an open plan reception room with modern integrated fitted kitchen, three well-proportioned bedrooms as well as a family style bathroom. Benefits include an additional downstairs cloakroom, a landscaped rear garden and off-street parking for two cars.

Ideal for first time buyers and families, the property is ideally placed for good access to the local Primary Schools, the sought after Grammar Schools, Watford General Hospital and approximately one mile to Watford Met Station. Additionally, the property is situated with easy access to Watford Town Centre with its vast array of amenities, eateries, entertainment and recreational facilities.

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

4.95m MAX)

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

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric eye level oven, electric hob with extractor hood, integrated washing machine, dishwasher and fridge/freezer, door to rear garden.

First Floor Landing

Stairs from entrance hall, storage cupboard, airing cupboard.

Bedroom One

12' 4" MAX x 10' 9" MAX (3.76m MAX x 3.28m MAX)

Window to rear aspect, radiator.

Bedroom Two

9' 5" MAX x 7' 9" MAX (2.87m MAX x 2.36m MAX)

Window to front aspect, radiator.

Bedroom Three

6' 4" x 9' 7" (1.93m x 2.92m)

Window to front aspect, radiator.

Bathroom

Windows to rear aspect, bath with mixer taps and overhead shower, WC, vanity wash hand

Entrance Hall

Door to front aspect, stairs to first floor landing.

Cloakroom

WC, wash hand basin, radiator.

Reception Room / Kitchen

23' 7" MAX x 16' 3" MAX (7.19m MAX x

basin, heated towel rail.

Outside

Front Garden

Block paved driveway for two cars, outside storage cupboard.

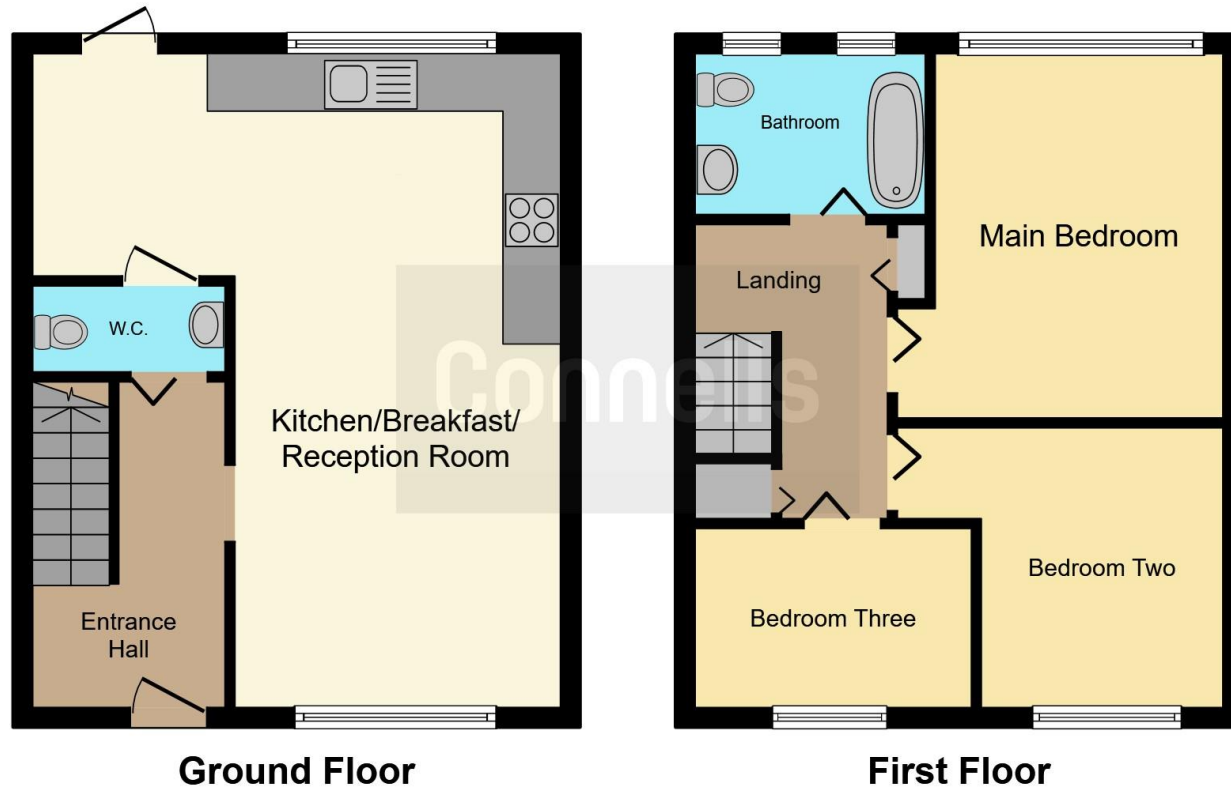
Rear Garden

Covered paved patio area, astro turf area, built in plunge pool, sunken veranda seating area.









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

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314773

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Aug 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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