



Connells

Francis Road
Watford



Property Description

**** NO UPPER CHAIN ** SOLD AS SEEN **** A Victorian mid-terraced house that is situated on a sought-after residential road in Central Watford. The property comprises of a two reception rooms, a fitted kitchen, three well-proportioned bedrooms and off-landing bathroom. Benefits include an easily maintainable rear garden with side access and storage, residential permit parking, the scope for modernisation as well as holding the potential to extend (STPP).

The property is conveniently located with access to several transport links including, Watford Junction, Watford High Street and Watford Metropolitan train stations as well as the M1 & A41 motorways. The property is also within catchments for well-regarded nurseries, primary schools and secondary schools including Watford Girls Grammar School. The vibrant Watford Shopping Centre and High Street is also just a short walk away providing shops, amenities, eateries, entertainment and recreational facilities.

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

Living Room

14' 1" Into Bay x 11' 3" MAX (4.29m Into Bay x 3.43m MAX)

Dining Room

11' 5" MAX x 9' 1" MAX (3.48m MAX x 2.77m MAX)

Kitchen

15' 9" x 10' 10" + Door Recess (4.80m x

3.30m + Door Recess)

First Floor Landing

Bedroom One

14' 9" MAX x 14' Into Bay (4.50m MAX x 4.27m Into Bay)

Bedroom Two

12' 7" MAX x 9' 3" MAX (3.84m MAX x 2.82m MAX)

Bedroom Three

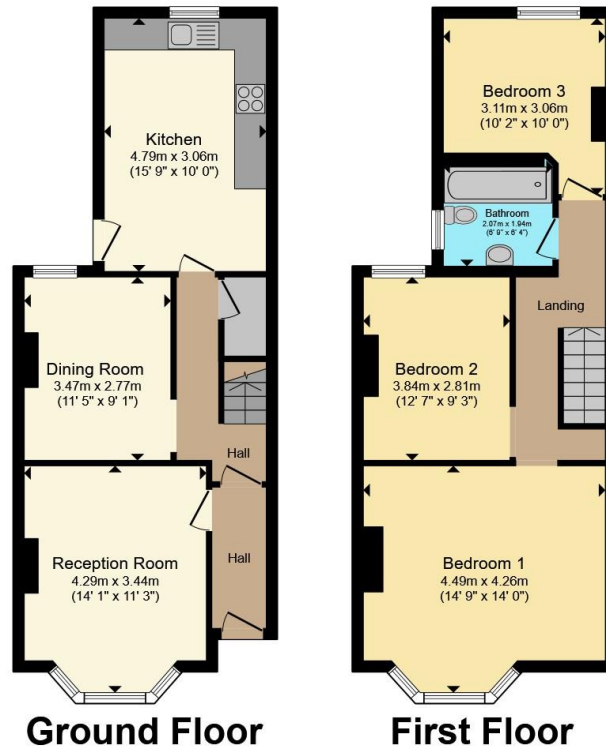
10' 2" MAX x 10' MAX (3.10m MAX x 3.05m MAX)

Bathroom

Outside

Rear Garden





Total floor area 97.8 m² (1,052 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01923 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: D Council Tax
 Band: D

view this property online connells.co.uk/Property/WTF314702

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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