



Connells

Souldern Street
Watford



Property Description

**** CHAIN FREE **** Connells are delighted to bring this rarely available, semi-detached property to the market that is situated on a sought-after residential road in West Watford. The property comprises of a sizeable reception room, a modern fitted kitchen, two double bedrooms and an off-landing family bathroom suite. Benefits include ample storage throughout, an easily maintainable rear garden, on-street permitted parking as well as holding the potential to extend (STPP).

Located within easy reach of Watford Town Centre and excellent transport links including Watford Junction, Watford High Street and Watford Met Stations with direct links into London, as well as being within catchments to well-regarded schools including Watford Girls Grammar School. The award winning Cassiobury Park with its hugely popular play area/splash park and woodland are within easy reach, as well as numerous cycle paths and Oxhey Park. Further recreational facilities include Watford Leisure Centre and Atria Shopping Centre with its vast area of family entertainment. Vicarage Cemetery which hosts a unique art gallery is nearby, along with Watford General Hospital and local bus routes.

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

Entrance Hall

Door to front aspect, window to side aspect, radiator, stairs to first floor landing.

Lounge

14' 11" MAX x 10' 7" MAX (4.55m MAX x 3.23m MAX)

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

Kitchen

11' 1" MAX x 8' + Door Recess (3.38m MAX x 2.44m + Door Recess)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, under-stairs storage, radiator, door to rear garden.

First Floor Landing

Stairs from entrance hall, window to side aspect, loft access.

Bedroom One

11' 11" + Wardrobe x 10' 7" + Wardrobe (3.63m + Wardrobe x 3.23m + Wardrobe)

Window to front aspect, fitted wardrobes, radiator.

Bedroom Two

11' 1" x 8' 3" (3.38m x 2.51m)

Window to rear aspect, radiator.

Bathroom

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

Front Garden

Enclosed front garden, pathway to front door, side access.

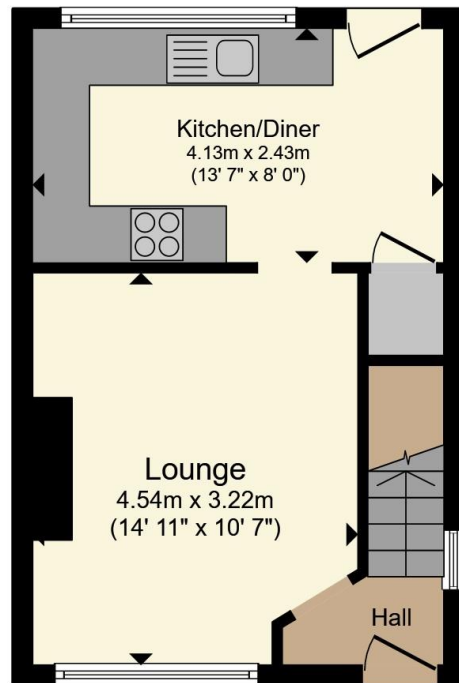
Rear Garden

Patio leading to lawn with shrub borders, shed, side & rear access.

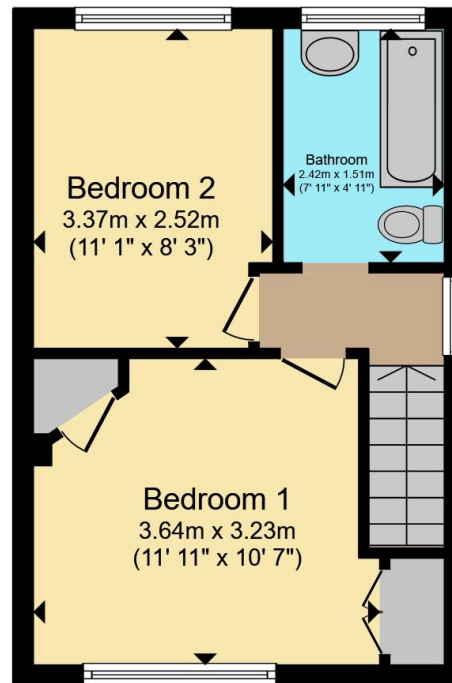








Ground Floor



First Floor

Total floor area 57.9 m² (623 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



To view this property please contact Connells on

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6 The Parade
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EPC Rating: D Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314824



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