



Connells

Fairfield Avenue  
Watford





## Property Description

Connells are delighted to bring this well-presented mid-terraced house to the market that is situated within on a quiet residential road in South Oxhey.

The property comprises of a large reception room with modern fitted kitchen, three well-proportioned bedrooms and a modern family bathroom suite. Benefits include an additional study room, a downstairs shower room, easily maintainable front and rear gardens as well as holding the potential to extend (STPP).

An ideal family home the property is just moments away from local amenities, well regarded schools and transport links such as: Carpenders Park & Bushey and Hatch End Stations.

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

## Entrance Porch

Window to front aspect, door to front aspect, door to reception room.

## Reception Room

22' 7" MAX x 19' 9" MAX ( 6.88m MAX x 6.02m MAX )

Window to front aspect, television point, telephone point, radiator, stairs to first floor landing.

## Kitchen Area

11' 2" x 8' 6" ( 3.40m x 2.59m )

Fitted kitchen comprised of wall and base

units with work surfaces and tiling to complement, window to rear aspect, skylight, sink with drainer, eye level electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

## Study

8' 9" x 7' 1" ( 2.67m x 2.16m )

Patio doors to rear garden, skylight, radiator.

## Shower Room

Shower cubicle, WC, vanity wash hand basin, heated towel rail.

## First Floor Landing

Stairs from reception room, window to rear aspect.

## Bedroom One

13' 7" x 11' 7" ( 4.14m x 3.53m )

Window to front aspect, radiator.

## Bedroom Two

13' 7" MAX x 10' 2" MAX ( 4.14m MAX x 3.10m MAX )

Window to front aspect, fitted wardrobe, radiator.

## Bedroom Three

8' 8" x 8' 7" ( 2.64m x 2.62m )

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.

## Outside

### Front Garden

Hedge enclosed, pathway to front door, laid lawn.

### Rear Garden

Mainly laid lawn.



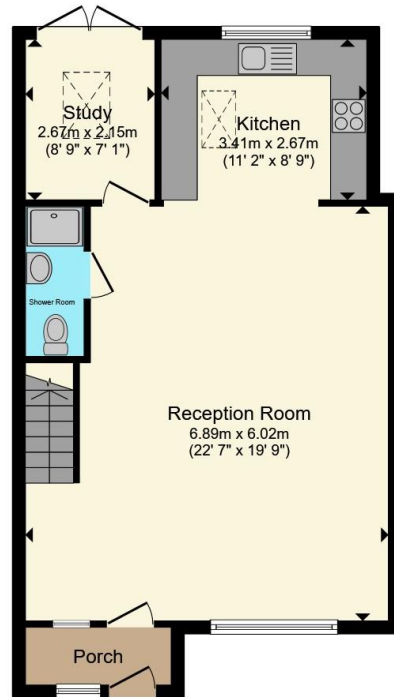




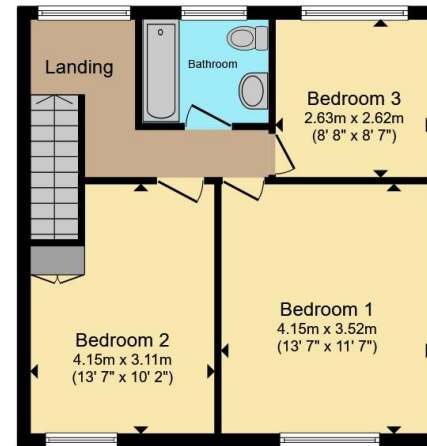








**Ground Floor**



**First Floor**

Total floor area 105.7 m<sup>2</sup> (1,138 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314889](http://connells.co.uk/Property/WTF314889)**



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