



Connells

Mandeville Close
Watford



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this immaculately presented detached house to the market that is situated on a popular residential road in the highly desirable Nascot Wood area. The property briefly comprises of a welcoming entrance hall, three reception rooms, a modern fitted kitchen, four double bedrooms and a family bathroom suite. Benefits include an additional shower room, a balcony to the master bedroom, a large mature rear garden, off-street parking for several cars, an integral garage as well as holding the potential to extend (STPP).

An ideal forever home, the property is conveniently located with access to several transport links including being a short distance to North Watford and Watford Junction Station as well as the M1, M25 & A41 motorways. The property is within catchments to a variety of well-regarded nurseries, primary schools and secondary schools including Watford Boys Grammar School.

There are a range of local shops and amenities within proximity as well as being a short distance from Watford High Street and Shopping Centre that provides numerous shops, eateries, entertainment and recreational facilities.

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

Entrance Hall

Door to front aspect, window to side aspect,

stairs to first floor landing, under-stairs storage, radiator.

Living Room

24' 4" x 12' 1" (7.42m x 3.68m)

Bay window to front aspect, windows to side aspect, feature fire place, television point, telephone point, radiator, French doors leading to:-

Dining Room

12' 5" x 15' 7" (3.78m x 4.75m)

Window to rear aspect, patio doors to rear garden, radiator.

Kitchen

12' 5" x 11' 6" (3.78m x 3.51m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, eye level electric oven, gas hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, breakfast bar, open to:-

Breakfast Room

7' 2" x 15' (2.18m x 4.57m)

Storage cupboard, radiator, door to side aspect.

Shower Room

Windows to side aspect, shower cubicle, WC, wash hand basin, radiator.

First Floor Landing

Stairs from entrance hall, radiator.

Bedroom One

13' 4" x 15' (4.06m x 4.57m)

Window to front aspect, radiator, door to balcony.

Balcony

Decking, railings.

Bedroom Two

13' 5" x 12' 2" (4.09m x 3.71m)

Window to front aspect, radiator.

Bedroom Three

10' 8" x 12' 2" (3.25m x 3.71m)

Window to rear aspect, radiator.

Bedroom Four

10' 8" x 7' 8" (3.25m x 2.34m)

Window to rear aspect, radiator.

Bathroom

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

Outside

Front Garden

Block paved driveway.

Garage

14' 3" x 8' 1" (4.34m x 2.46m)

Integral garage, up and over door, window to side aspect, door to entrance hall.

Rear Garden

Mature rear garden, paved patio area and lawned areas.









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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EPC Rating: D

Tenure: Freehold

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