



Connells

Silk Mill Road  
Watford



## Property Description

Connells are delighted to bring this well presented mid-terraced house to the market that is located within a popular and quiet residential area in Watford. This property is tastefully decorated throughout and comprises of a sizeable reception room, a modern fitted kitchen with dining area, two double bedrooms and a family bathroom. Benefits include a driveway, a conservatory, a well maintained family sized rear garden as well as holding the potential for extension (STPP).

The ideal family home, the property is also conveniently located with access to several transport links including Bushey Station that provides direct services into London Euston as well as easy access to the A41 and M1 & M25 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within proximity. The property is also close by to the vibrant Watford high street and shopping centre which is full of many different shops, eateries and numerous recreational and entertainment facilities.

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

## Entrance Porch

Door to front aspect, window to side aspect.

## Lounge

14' x 14' ( 4.27m x 4.27m )

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

## Kitchen

13' 5" x 10' 8" ( 4.09m x 3.25m )

Window to rear aspect, fitted kitchen comprising of wall and base units with work surfaces, sink with drainer, gas hob, extractor hood, dishwasher, space for washing machine, storage cupboard with boiler, door to conservatory.

## Conservatory

10' 10" x 8' 6" ( 3.30m x 2.59m )

Door to side aspect, windows to side and rear aspect.

## First Floor Landing

Storage cupboard, access to loft.

## Bedroom One

14' x 8' 10" ( 4.27m x 2.69m )

Window to rear aspect, double glazed, fitted wardrobe, television point.

## Bedroom Two

14' x 8' 9" ( 4.27m x 2.67m )

Window to front aspect, television point, built in storage, radiator.

## Bathroom

Bath with mixer taps, wash hand basin, WC, heated towel rail, tiled.

## Outside

### Front Garden

Driveway.

### Rear Garden

Patio area, gravel area, shed, rear access.

## Garage

In separate block.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 020 8950 4404**  
**E bushey@connells.co.uk**

86 High Street  
 BUSHEY WD23 3HD

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/BUS307113](http://connells.co.uk/Property/BUS307113)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUS307113 - 0004