



Connells

Crossmead
Watford



Property Description

Connells are pleased to bring this three bedroom, end of terrace house to the market that is situated in a quiet residential cul-de-sac in Watford. This property comprises of a spacious open plan living area, three good sized bedrooms as well as a fitted kitchen and family sized bathroom.

Benefits include a downstairs conservatory, a well-maintained mature rear garden that is ideal for entertainment purposes as well as the scope for further refurbishment, making this property the ideal family home.

Offering so much potential, this property is conveniently located with access to several transport links including Bushey Station that provides direct links into London as well as the A41, M1 & M25 motorways. There are a variety of well-regarded nurseries, primary and secondary schools within proximity, including catchments for Watford Grammar School.

The vibrant Watford high street and shopping centre are also just a short walk away, providing numerous shops, eateries and entertainment facilities.

Viewing is highly recommended. For more information or to book a viewing, please contact Connells today.

Ground Floor

Entrance Hall

Door to front aspect and storage.

Reception Room

23' 1" x 12' 6" (7.04m x 3.81m)

Open plan, measurements include the kitchen. Stairs to landing, door to conservatory, window to side and rear aspect and radiator.

Kitchen

Window to side aspect, wall and base units, work surfaces, one and a half bowl sink with drainer, boiler, electric oven, gas hob, plumbing for a washing machine/dishwasher & free standing fridge freezer.

Conservatory

21' 5" x 10' 3" (6.53m x 3.12m)

Window to rear and side aspect, door to garden.

Shower Room

Window to front aspect, shower cubicle, water closet, wash hand basin and radiator.

First Floor

Landing

Window to front aspect.

Bedroom 1

12' 6" x 10' 1" (3.81m x 3.07m)

Window to rear aspect and radiator.

Bedroom 2

10' 8" x 8' 9" (3.25m x 2.67m)

Window to rear aspect, fitted wardrobe and radiator.

Bedroom 3

9' 5" x 6' 10" (2.87m x 2.08m)

Window to front aspect and radiator.

Outside

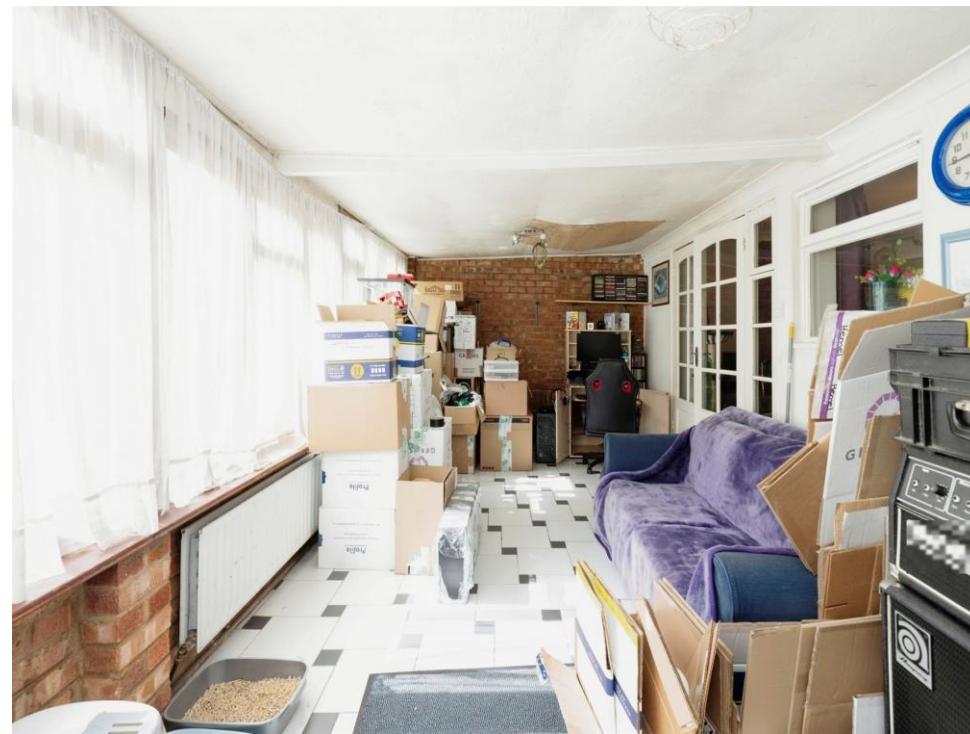
Front

Side access to rear garden and off street parking.

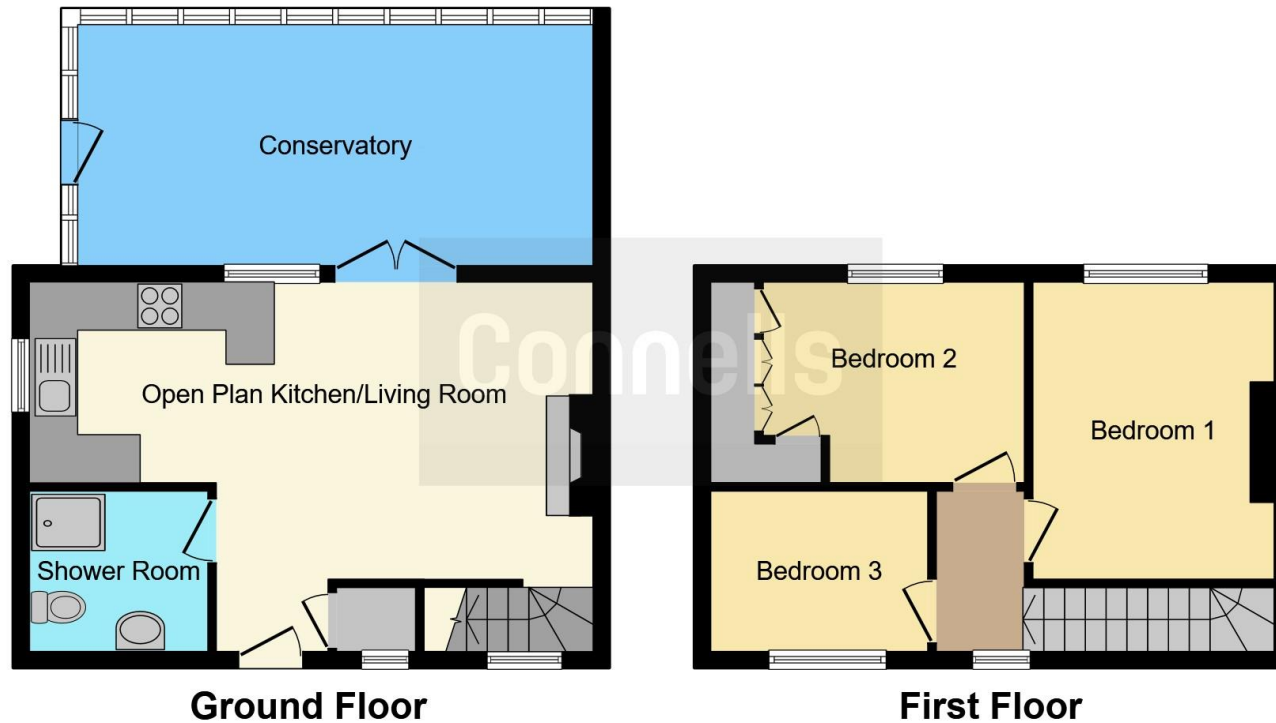
Rear

Two level garden, patio area and the rest mainly consists of laid to lawn.









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

view this property online connells.co.uk/Property/BUS307393



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