



Connells

Lower Paddock Road
Watford



Property Description

Connells are pleased to bring to the market Lower Paddock Road. A charming, semi-detached home that is located on a sought after residential road in the Heart of Oxhey Village. The property comprises of a large lounge, three bedrooms, a fully fitted kitchen, cloakroom, family style bathroom and ensuite to the principle bedroom. Benefits include a well maintained, landscaped rear garden as well as ample on street parking. Further benefits include a utility room, bi-folding doors to rear garden and the potential for an extension (STPP). Lower Paddock Road is the ideal forever home.

The property is also conveniently located with access to several transport links including being within walking distance of Bushey Train Station that provides direct links into London as well as the A41, M25 and M1 motorways. There are a variety of well-regarded nurseries, primary and secondary schools as well as local shops and amenities within proximity. Watford High Street and Shopping Centre are only a short drive away.

Viewing is HIGHLY recommended.

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

Entrance Hall

Door to front aspect, radiator and stairwell.

Cloakroom

Window to front aspect, extractor fan, radiator, wash hand basin, water closet and storage unit.

Study

8' 5" x 7' 10" (2.57m x 2.39m)
Leads to utility room.

Utility Room

7' 10" x 6' 6" (2.39m x 1.98m)
Window to rear aspect, washing machine, tumble dryer, boiler house and water system.

Kitchen

10' 10" x 8' 2" (3.30m x 2.49m)
Window to rear aspect, gas six ring stove, double electric oven, cooker-hood, work surfaces, wall and base units, led lights beneath cabinet, free standing fridge/freezer, integrated dishwasher.

Lounge

19' 3" x 11' 8" (5.87m x 3.56m)
Window to front aspect, radiator and television point.

Dining Room

11' 8" x 9' 7" (3.56m x 2.92m)
Bi-folding doors and wall mounted radiator.

Landing

Window to side aspect and storage.

Bedroom 1

13' x 11' 7" (3.96m x 3.53m)

Window to front aspect overlooking Oxhey Park, built in wardrobe and radiator.

Ensuite

11' 5" x 3' (3.48m x 0.91m)

Tiled throughout, shower cubicle, wash hand basin, water closet, shaver point and bathroom cabinet.

Bedroom 2

13' x 11' 7" (3.96m x 3.53m)

Window to rear aspect and radiator.

Bedroom 3

9' 7" x 8' 2" (2.92m x 2.49m)

Window to front aspect and radiator.

Bathroom

8' 1" x 7' 3" (2.46m x 2.21m)

Four piece bathroom suite, bathtub, shower cubicle, water closet, wash hand basin, window to front aspect and heated towel rail.

Outside

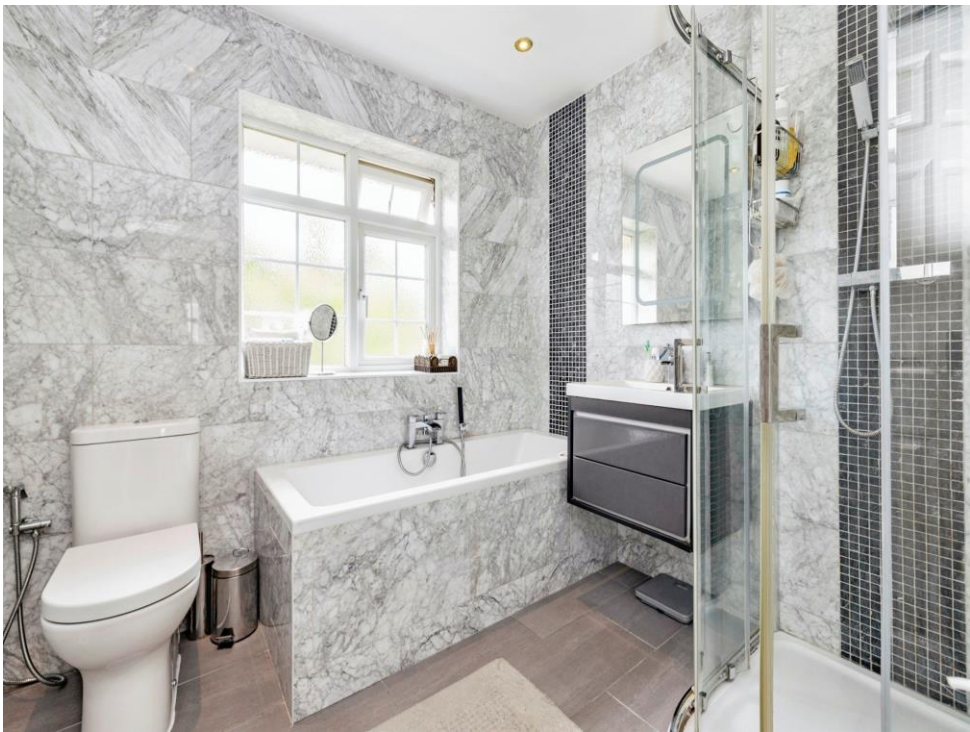
Front

Driveway, patio path and cherry tree.

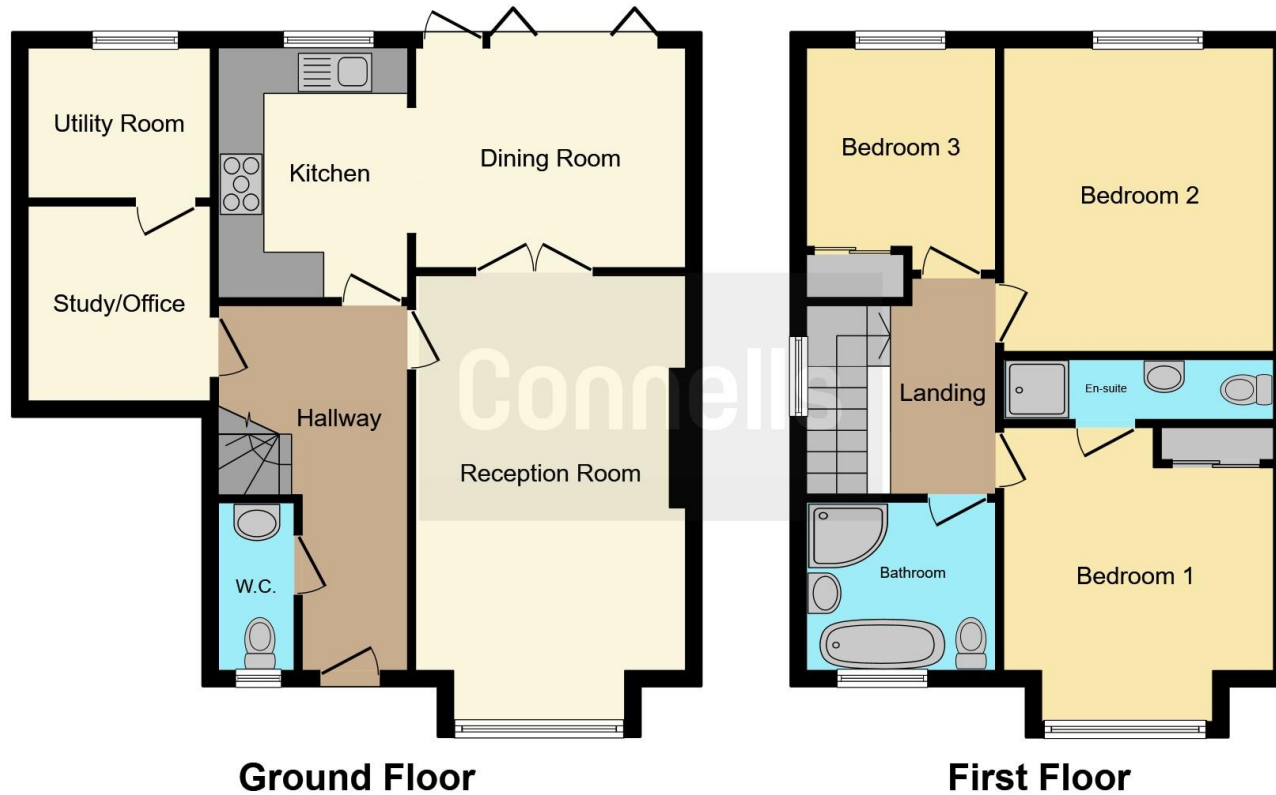
Rear

North West facing, patio, laid to lawn, flower beds and storage shed.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/BUS307509



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