



Connells

Church Farm Way
Aldenham Watford



Property Description

Connells are delighted to bring this unique three bedroom terraced barn conversion to the market in an exclusive development in the sought after village of Aldenham.

Aldenham is surrounded by greenbelt countryside. The property comprises of one reception room, three bedrooms, an open plan contemporary fitted kitchen, en-suite bathroom as well as a family bathroom. Benefits include no onward chain and one level living.

The ideal family home, the property is also conveniently located with access to several transport links including Radlett, Bushey and Watford Junction Station that provide direct links into London as well as the A41, M1 and M25 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments. The property is situated with access to ample local shops and amenities including Costco and David Lloyd's gym, Watford High Street and Shopping Centre is also just a short distance away providing further shops, amenities, eateries and entertainment and recreational facilities.

Viewing is highly recommended.

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

Entrance Hall

Door to front aspect.

Lounge

15' 6" x 12' 3" (4.72m x 3.73m)

Window to rear aspect, door to rear garden, radiator and fire place.

Kitchen

12' 4" x 11' 11" (3.76m x 3.63m)

Window to front aspect, wall and base units, fridge/freezer, one and a half bowl sink with drainer, washing machine, electric oven and hob.

Bedroom 1

12' 3" x 12' 2" (3.73m x 3.71m)

Window to rear aspect and fitted wardrobe.

Ensuite

Shower cubicle, wash hand basin, radiator and water closet,

Bedroom 2

12' 2" x 9' 5" (3.71m x 2.87m)

Window to front aspect and radiator.

Bedroom 3

12' 4" x 11' 1" (3.76m x 3.38m)

Window to rear and radiator.

Bathroom

Window to front aspect, wash hand basin, water closet, tiled throughout, bath and mixer taps and overhead shower.

Outside

Rear

Laid to lawn and patio.

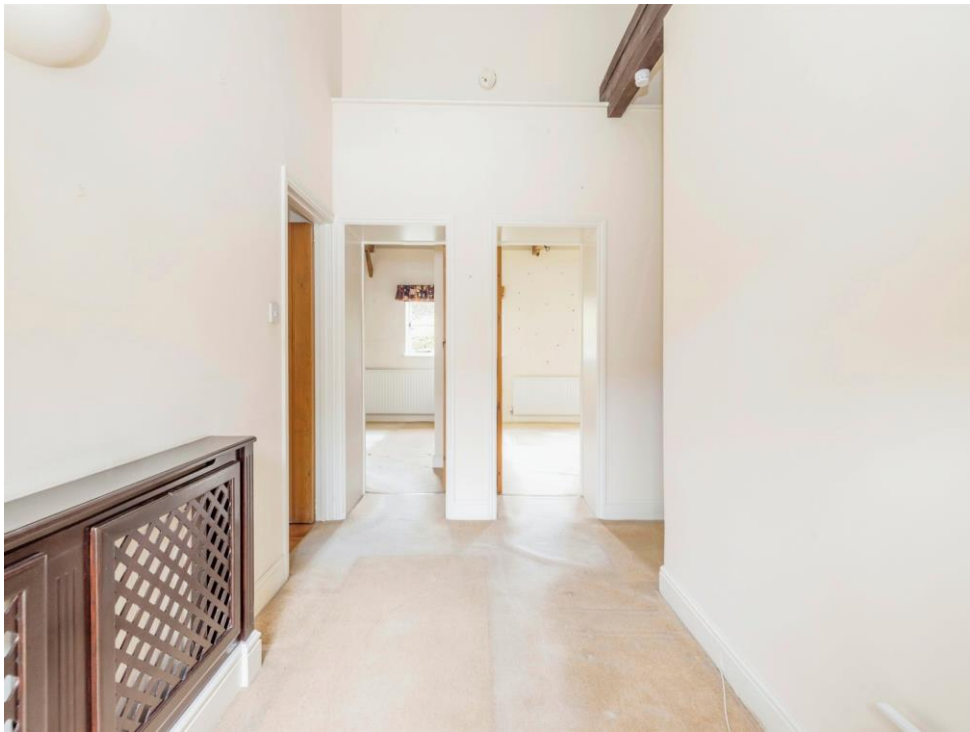
Parking

Two allocated parking space.

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.









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: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/BUS307499



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.

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