



Connells

Pinner Road
Watford



Property Description

Connells are pleased to bring this well-presented, semi-detached house to the market that is located in the sought after residential area of Oxhey Village. The property comprises of two reception rooms, three double bedrooms, a modern fitted kitchen with dining area and family style bathroom. Refurbished throughout, benefits include original character features, a sizeable rear garden that is ideal for outdoor dining and entertainment purposes, permitted residential parking, as well as holding the potential to extend (STPP).

Ideal for families, commuters and investors, 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 local shops and amenities within proximity as well as Watford High Street and Shopping Centre only being a short distance away.

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

Entrance Hall

Door to front aspect, radiator, stairs to first floor landing, original wood flooring.

Reception Room

13' 9" x 10' 9" max (4.19m x 3.28m max)
Bay window to front aspect, double glazed, television point, telephone point, multi fuel log burner.

Dining Room

13' 1" x 11' 2" (3.99m x 3.40m)
Window to rear aspect, double glazed, log burner, radiator, original wood flooring.

Kitchen

6' 11" x 9' 3" (2.11m x 2.82m)
Contemporary fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, double glazed, sink with drainer, wall mounted boiler, gas hob with extractor hood, electric oven, plumbing for washing machine, space for fridge/freezer, storage cabinet, television point, under-stairs storage, space for dining area, door to rear garden.

First Floor Landing

Stairs from entrance hall, airing cupboard.

Bedroom One

14' 1" x 11' 9" (4.29m x 3.58m)
Bay window to front aspect, double glazed, feature fire place, radiator.

Bedroom Two

13' 2" x 9' (4.01m x 2.74m)
Window to rear aspect, double glazed, feature fire place, access to boarded loft, radiator.

Bedroom Three

11' x 9' 4" (3.35m x 2.84m)
Window to rear aspect, double glazed, radiator.

Bathroom

Window to side aspect, double glazed, bath with mixer taps and overhead shower, WC, wash hand basin, hand towel rail, tiled.

Outside

Front Garden

Wall enclosed, front gate, stairs to front door, laid lawn, side access.

Rear Garden

Patio area, laid lawn, two storage sheds with electrics, side access.









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

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EPC Rating: Awaiting

Tenure: Freehold

view this property online connells.co.uk/Property/BUS307529



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