



Connells

St Georges Drive
WATFORD



Property Description

**** NO CHAIN **** Connells are pleased to bring this three bedroom bungalow to the market that is situated on a sought after residential road in Carpenders Park. The property benefits from an open plan contemporary fitted kitchen with a breakfast bar overlooking the seating area, master bedroom comprising of a three piece en-suite, a further two sizeable bedrooms, alongside a modern family bathroom suite. Outside the home the rear garden is mainly laid to lawn, making it the perfect spot for outdoor dining and entertainment.

The property has a further benefit of a self-contained studio which has the potential to be incorporated within the house.

The ideal family home, this property is also conveniently situated with access to several transport links including Carpenders Park over-ground train station that provides direct links into Central London as well as access to the A41 and M1 and motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within proximity as well as being a short walk away from several local shops and amenities. Watford High Street and shopping centre is only just being a short drive away, providing further amenities, eateries, entertainment and recreational facilities.

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

Entrance Hall

Door to front aspect and radiator.

Open Plan Living

23' 11" x 20' 9" (7.29m x 6.32m)

Kitchen

Wall and base units, work surfaces, Range Master oven, fridge/freezer, dishwasher, washing machine, one bowl sink with drainer. Access to studio.

Bedroom 1

22' 11" x 14' 3" (6.99m x 4.34m)

Window to rear aspect and radiator.

Ensuite

Shower cubicle and water closet.

Bedroom 2

11' 10" x 10' 2" (3.61m x 3.10m)

Window to front aspect and radiator.

Bedroom 3

11' 11" x 10' 2" (3.63m x 3.10m)

Window to front aspect and radiator.

Bathroom

Bath with mixer taps, overhead shower, water closet, wash hand basin, tiled throughout and heated towel rail.

Outside

Front

Paved driveway for multiple vehicles.

Studio Annex

Studio Lounge

11' 3" x 6' 10" (3.43m x 2.08m)

Door to rear, television point, radiator. Door to main house.

Wet Room

Kitchenette

Studio Bedroom

11' 7" x 6' 11" (3.53m x 2.11m)

Door and window to front aspect.

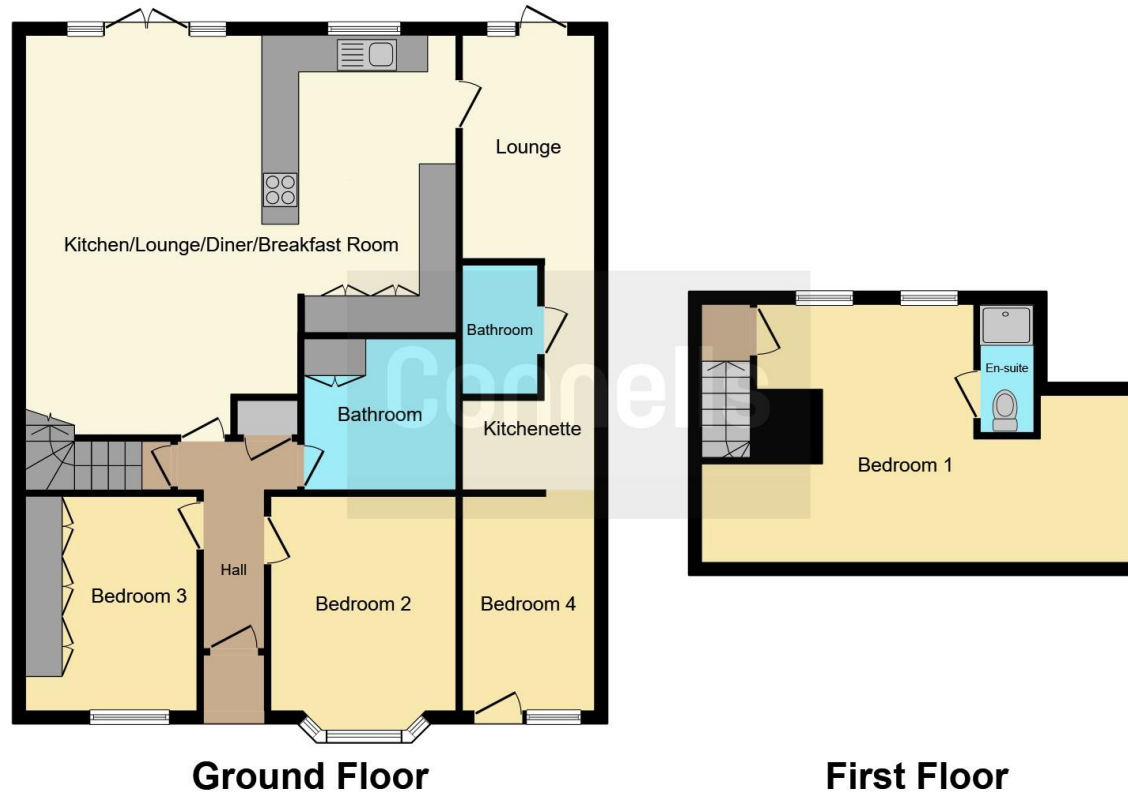
Rear

Laid to lawn, shrubs, flower beds, patio area and side aspect.









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

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Tenure: Freehold



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