



Connells

Grover Road
Watford



Property Description

Connells are pleased to bring to the market Grover Road. A charming, terraced home that is located on a sought after residential road in the Heart of Oxhey Village. The property comprises of a large through lounge, two bedrooms, a fully fitted kitchen and a family style bathroom. Benefits include a well maintained, landscaped rear garden as well as ample on street parking. Further benefits include no onward chain, recent refurbishments and a conservatory. Grover Road is the ideal first purchase.

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 Porch

Door to front aspect and window to side.

Lounge

26' 5" max x 10' 7" (8.05m max x 3.23m)

Through lounge, window to front and rear aspect, stairs up to landing, television point and radiator.

Kitchen

12' 10" x 6' 3" (3.91m x 1.91m)

Window to side aspect, wall and base units, work surfaces, boiler house (Valiant) electric oven and hob, cooker-hood, one bowl sink with drainer, plumbing for a washing machine and dishwasher, fridge freezer and radiator.

Conservatory

10' 6" x 6' 4" (3.20m x 1.93m)

Window to side and rear aspect, door to rear garden.

Landing

Loft access.

Bedroom One

10' 7" x 10' 4" (3.23m x 3.15m)

Window to front aspect, television point and radiator.

Bedroom Two

Irregular Shaped Room 12' 7" x 7' 9" (3.84m x 2.36m)

Window to rear aspect, built in storage and radiator.

Bathroom

Window to side aspect, water closet, wash

hand basin, bath with mixer taps, shower cubicle, radiator and tiled throughout.

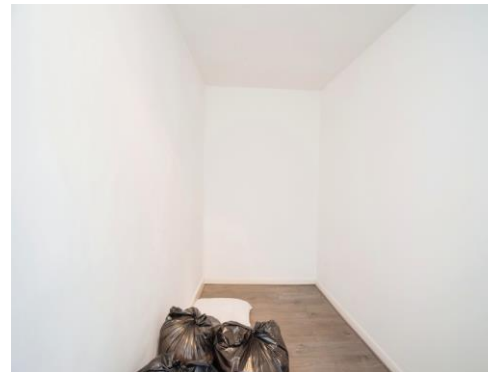
Outside

Front

Permit on street parking.

Rear

East facing rear garden with patio.









TOTAL: 72.6 sq.m. (782 sq.ft.)

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

T 020 8950 4404
E bushey@connells.co.uk

86 High Street
 BUSHEY WD23 3HD

EPC Rating: E

view this property online connells.co.uk/Property/BUS307629

Tenure: Freehold



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUS307629 - 0004