



Connells

Romilly Drive
Watford



Property Description

Connells are delighted to bring this extended semi-detached home to the market that is situated on a quiet residential road in Carpenders Park. This property comprises of two reception rooms, three double bedrooms, a large modern fitted kitchen and family style bathroom. The property benefits from a separate utility room, downstairs WC, conservatory, off-street parking for five cars, a south facing rear garden as well as holding the potential for further extension (STPP).

The ideal family home, this property is conveniently located with access to several transport links including Carpenders Park Station as well as easy access to the A41 and M1 & M25 motorways. The property is also close by to many different shops and eateries. Watford High Street and shopping centre just a short drive away.

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

Entrance Porch

Door to front aspect, windows to front and side aspect.

Entrance Hall

Door to front aspect, windows to front aspect, stairs to first floor landing, radiator.

Lounge

13' 10" INTO BAY x 13' 2" MAX (4.22m INTO BAY x 4.01m MAX)

Sliding doors to conservatory, television point, telephone point, radiator.

Conservatory

10' 2" x 6' 8" (3.10m x 2.03m)

UPVC double glazed windows with blinds to rear and side aspect, radiator, ceiling fan, door to rear garden.

Dining Room

11' 6" MAX x 10' 8" (3.51m MAX x 3.25m)

Bay window with slatted window shutters to front aspect, double glazed, feature fire place, radiator.

Kitchen

17' 10" x 11' (5.44m x 3.35m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, stainless steel sink with drainer, gas hob and oven with extractor hood above, integrated microwave and dishwasher, space for fridge/freezer, skylight, radiator, door to rear garden.

Utility Room

7' 6" x 5' 5" (2.29m x 1.65m)

Window to rear aspect, double glazed, comprised of wall and base units with work surfaces to complement, one and a half bowl sink unit with mixer taps, plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler.

Cloakroom

Window to rear aspect, double glazed, WC, vanity unit with inset basin, radiator, extractor fan.

First Floor Landing

Stairs from entrance hall, window to front aspect, double glazed, radiator, loft access.

Bedroom One

12' 6" x 10' 4" (3.81m x 3.15m)

Window with fitted wood shutter to front aspect, double glazed, built in cupboard, radiator.

Bedroom Two

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

Window with fitted shutters to rear aspect, double glazed, television point, radiator.

Bedroom Three

10' 7" MAX x 7' 5" MAX (3.23m MAX x 2.26m MAX)

Window with fitted shutters to front aspect, double glazed, radiator.

Bathroom

Two windows to rear aspect, double glazed four-piece bathroom with panelled cast bath, shower cubicle with electric shower and glass door, WC, wash hand basin, tiled walls, chrome heated towel rail.

Outside

Front Garden

Walled boundaries with wrought iron inserts, parking for up to 5 cars, outside tap.

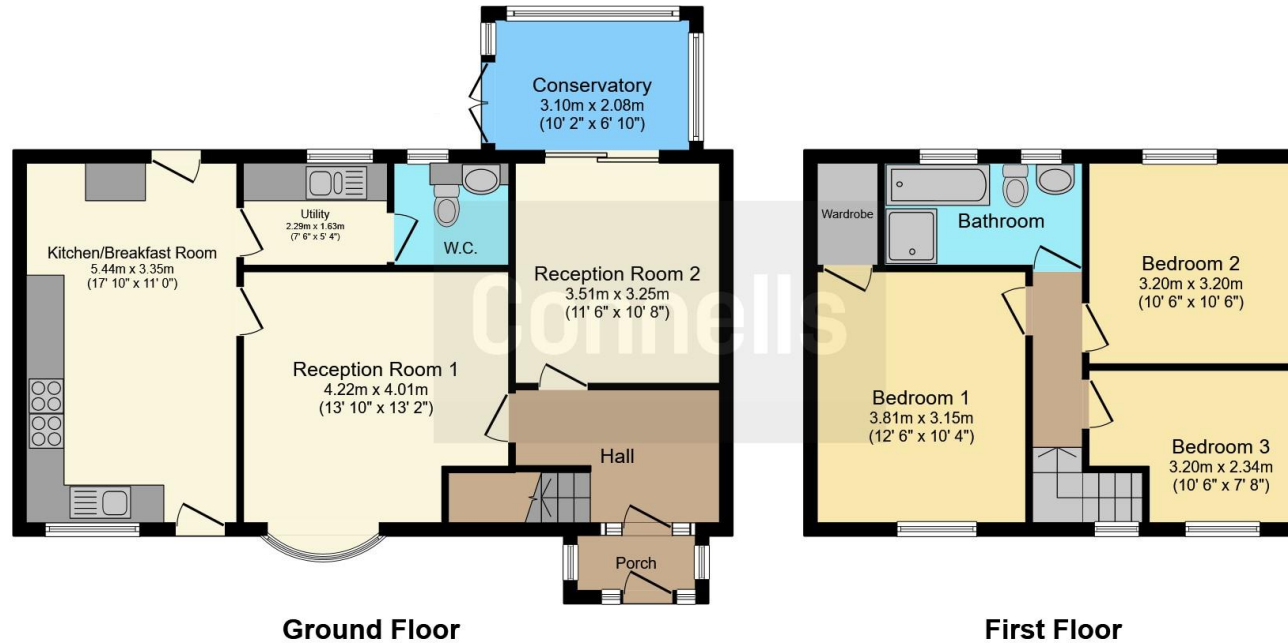
Rear Garden

South facing rear garden, decking area leading to further paved section, timber sheds, fenced boundaries.









TOTAL: 116.3 sq.m. (1,252 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: C

Tenure: Freehold

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