



Connells

By The Wood
Watford



Property Description

Connells are pleased to present this larger than average first floor apartment to the market that is situated on a popular residential road in Carpenders Park. The property comprises of a good sized living area, two double bedrooms as well as a fitted kitchen, family style bathroom, office room/utility and a balcony.

The property benefits from a long lease, a secure garage in a block as well as being walking distance to Carpenders Park Station and Delta Gain shops. The shops include a Co-op, a vet's, post office and much more. By The Wood is a quiet residential road with ample parking, just a short walk away is a large woodland area but also there are very good transport links into Watford town centre, Hatch End, Stanmore and London Central. This is an ideal home for a growing family.

Outside the property you will also find well maintained communal gardens.

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

Entrance Hall

Door to front aspect, door to balcony, door to utility/bedroom 3.

Utility/Bedroom 3

8' x 5' 6" (2.44m x 1.68m)

Window to side aspect

Lounge

17' 8" x 11' 6" (5.38m x 3.51m)

Window to front aspect, radiator, television point, carpeted throughout.

Kitchen

12' x 10' 8" (3.66m x 3.25m)

Window to rear aspect, wall and base units, work surfaces, 1.5 bowl sink and drainer, electric oven, electric hob, washing machine, dishwasher, space for fridge/freezer and boiler.

Bedroom One

12' x 11' (3.66m x 3.35m)

Window to front aspect, radiator, built in wardrobe, carpeted throughout.

Bedroom Two

11' x 9' 2" (3.35m x 2.79m)

Window to rear aspect, built in wardrobe, radiator, carpeted throughout.

Family Bathroom

Window to rear aspect, bath and mixer taps, water closet, vanity unit, heated towel rail, tiled.

Outside

Balcony

Access off entrance hall, seating area.

Garage

Up and over door.

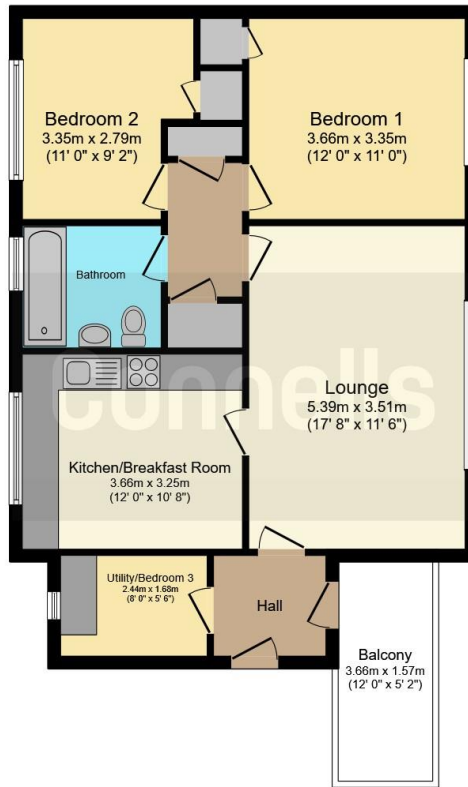
Agents Note

It is our understanding that the Property is not yet registered at the Land Registry with the current owners. Your conveyancer will take the necessary steps and advise you accordingly.









TOTAL: 72.9 sq.m. (785 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

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS307717

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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