



Connells

Carew Way  
Watford





### Property Description

Connells are delighted to bring to the market this attractive detached house to the market that is situated on a sought after residential road in Carpenders Park. The property comprises of four bedrooms, the master with an ensuite, a separate lounge and dining room and a fitted kitchen, downstairs WC as well as a family style bathroom upstairs. The property benefits from a landscaped rear garden, and to the front is a large driveway leading to the integral garage.

The ideal family home, 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, restaurants, entertainment and recreational facilities. The 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.

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

### Entrance Hall

Door to front aspect, window to front aspect, understairs storage.

### Dining Room

11' 7" x 9' 4" ( 3.53m x 2.84m )

Window to front aspect, radiator.

### Lounge

15' 7" max x 13' 11" max ( 4.75m max x 4.24m max )

Window to rear aspect, door to garden, radiator.

### Kitchen

12' 10" x 8' 11" ( 3.91m x 2.72m )

Window to rear aspect, fitted kitchen with wall and base units, one an a half bowl sink, integrated dishwasher, washing machine, electric oven, gas hob, boiler, door to side aspect.

### Cloakroom

Window to side aspect, wash hand basin, WC.

### First Floor Landing

Airing cupboard.

### Bedroom 1

14' 9" max x 14' 6" max ( 4.50m max x 4.42m max )

Window to front aspect, built in wardrobe, radiator.

### En-Suite

Window to front aspect, shower cubicle, wash hand basin, WC, bidet, radiator.

## Bedroom 2

10' x 8' 6" ( 3.05m x 2.59m )

Window to rear aspect, built in wardrobe, radiator.

## Bedroom 3

9' 2" plus wardrobe x 8' 6" ( 2.79m plus wardrobe x 2.59m )

Window to rear aspect, built in wardrobe, radiator.

## Bedroom 4

9' 9" x 7' 2" ( 2.97m x 2.18m )

Window to rear aspect, fitted storage unit, radiator.

## Bathroom

Window to side aspect, tiled, wash hand basin, bath with mixer taps, WC.

## Outside

## Garage

Integral garage.

## Front Garden

Laid to lawn, paved driveway.

## Rear Garden

Patio and laid to lawn, greenhouse, storage shed.



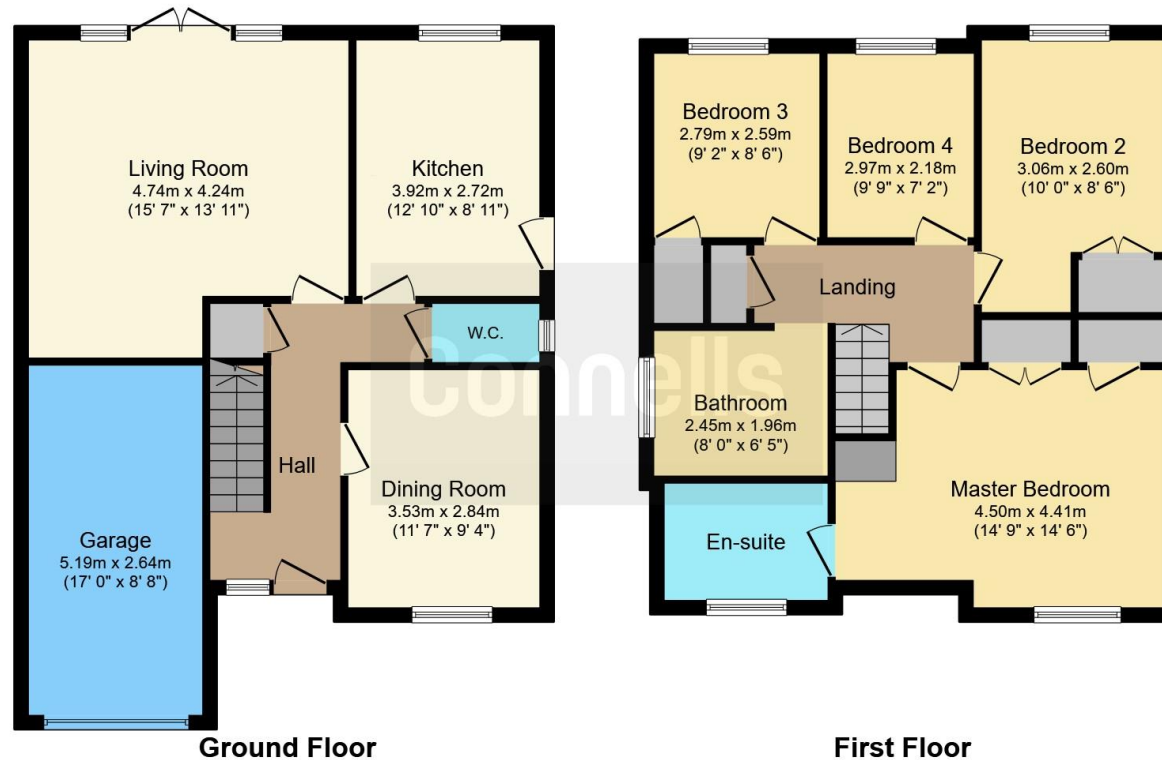












**TOTAL: 128.0 m<sup>2</sup> (1,378 sq.ft.)**

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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BUS307754](http://connells.co.uk/Property/BUS307754)



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