



Connells

Hartwell House Gibbs Couch
Watford

Hartwell House Gibbs Couch Watford WD19 5EQ

for sale
£375,000



Property Description

Connells are pleased to present this larger than average ground 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 and direct access to a private rear garden.

The property benefits from two allocated parking spaces in a gated parking lot, a long lease, a secure bike shed for residents, 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. Gibbs Couch 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 investment purposes, those looking to down-size or first time buyer's.

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, radiator and utility cupboard with plumbing for a washer/dryer.

Living Space

15' 5" MAX x 13' 4" MAX (4.70m MAX x

4.06m MAX)

Kitchen

Window to rear and side aspect, wall and base units, work surfaces, Quooker filtered water and instant boiling water tap, dishwasher, fridge/freezer, electric oven and hob, cooker-hood, one and a half bowl sink with drainer and door to rear garden.

Bedroom 1

11' 7" INTO WARDROBE x 11' 8" (3.53m INTO WARDROBE x 3.56m)

Window to front aspect and radiator.

Bedroom 2

11' 9" x 8' 10" (3.58m x 2.69m)

Window to rear aspect and radiator.

Bathroom

Tiled throughout, water closet, underfloor heating, wash hand basin, bath with mixer taps, extractor-fan and heated towel rail.

Garden

Enclosed private garden with a patio and laid to lawn.









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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86 High Street
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS307782

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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