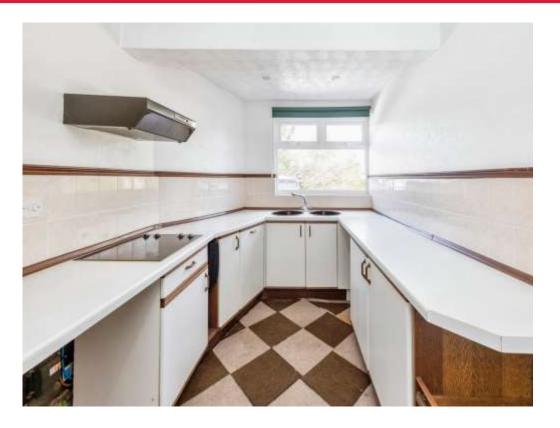


Connells

The Courtway Watford

# The Courtway Watford WD19 5DP







## **Property Description**

Connells are pleased to bring this two double bedroom semi-detached bungalow to the market that is located in Carpenders Park. This property comprises of two double bedrooms, two reception rooms, a fitted kitchen and a large family garden. The property also benefits from a driveway and garage as well as potential for a refurbishment and redevelopment (STPP), making this an ideal family home.

As well as offering great potential it is conveniently located with a 10 minute walk to Carpenders Park train station which has direct access on the Lioness Line into London Euston, as well as routes into Watford Junction, Wembley, Watford High Street and Atria shopping centre with its many shops, amenities and restaurants. Hatch End and Bushey are also close by, with their local high street facilities, cafes and eateries. There are a variety of excellent nurseries, primary schools and secondary schools within close proximity.

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

### **Entrance Hall**

Door to front aspect, airing cupboard and access to large boarded loft.

## Lounge

24' 5" MAX x 10' 4" MAX ( 7.44m MAX x 3.15m MAX )

Window to front aspect and radiator,

## **Dining Room**

Door and sliding door to rear aspect and radiator.

#### Kitchen

12' 7" MAX x 7' 11" MAX ( 3.84m MAX x 2.41m MAX )

Door and window to rear aspect, wall and base units, work surfaces, electric hob, electric oven, electric grill, extractor fan, twin bowl sink, space for washing machine, space for fridge/freezer, radiator, boiler.

#### **Bedroom 1**

13' 5" INTO BAY x 9' 11" ( 4.09m INTO BAY x 3.02m )

Window to front aspect, fitted wardrobe and radiator.

#### Bedroom 2

11' 11" MAX x 9' 6" MAX ( 3.63m MAX x 2.90m MAX )

Window to side aspect, fitted wardrobe and radiator.

#### Bathroom

Wash hand basin, shower cubicle, water closet and radiator.

## Outside

## Front

Driveway with parking to front and access to garage to side.

# Garage

Single car garage located to side of house. Up and over door, window to side aspect and electrics.

## Rear Garden

Large private garden with high fences and patio area, outside water supply, outbuilding.





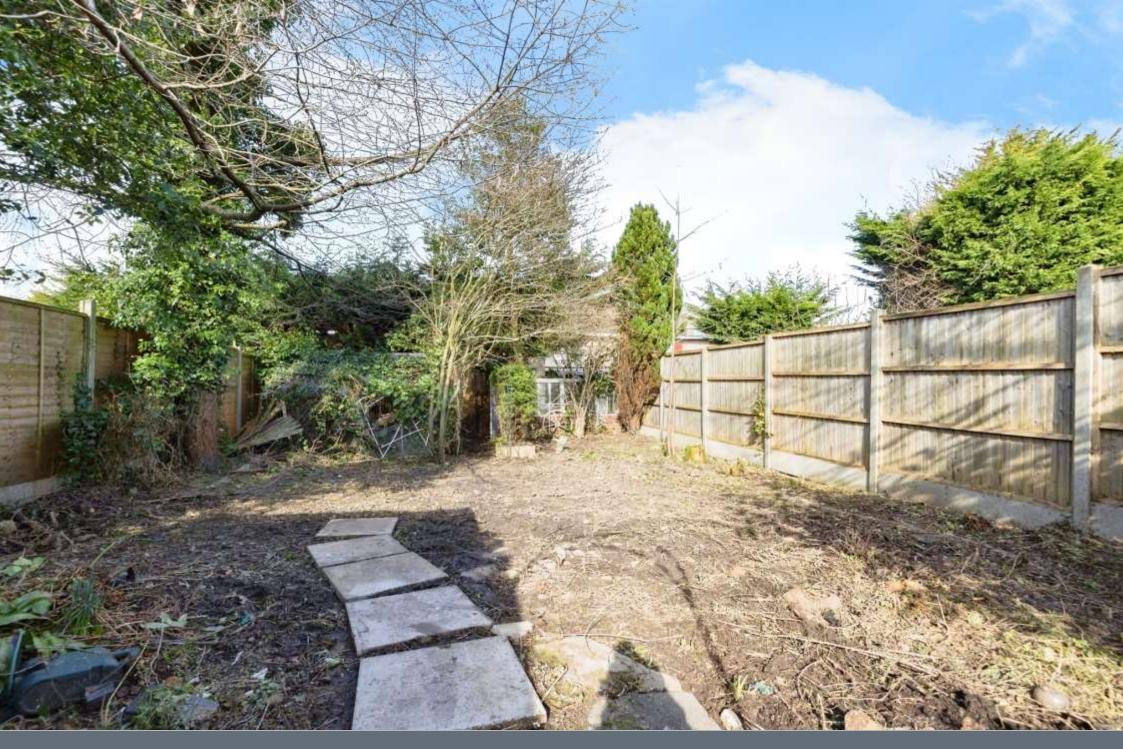




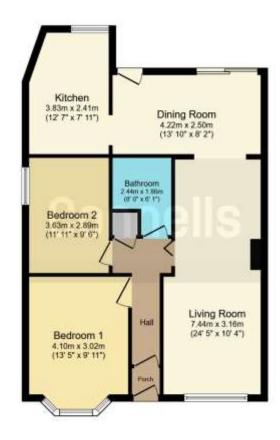








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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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: E

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