



Connells
connells.co.uk 020 8950 4404
FOR SALE

Connells

The Courtway
Watford

The Courtway Watford WD19 5DP

for sale offers in excess of
£425,000



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.









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

Tenure: Freehold

view this property online connells.co.uk/Property/BUS307825



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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