



**Connells**

Harrow Way  
Watford



## Property Description

**\*\* NO CHAIN \*\*** Connells are pleased to bring this three bedroom, extended, semi-detached bungalow to the market that is situated on a sought after residential road in Carpenders Park. The property benefits from having three double bedrooms with an additional dressing room. Harrow Way also benefits from having a vast living room space as well as a spacious kitchen/diner with direct access to the rear garden. Outside the home the rear garden is mainly laid to lawn, making it the perfect spot for outdoor dining and entertainment.

The property has a further benefit of one family bathroom as well as an en-suite. In addition to this, the property has off-street parking as well as a garage which offers ample storage space.

The ideal family home, this 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. 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, eateries, entertainment and recreational facilities.

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

## Entrance Hall

Door to front aspect, radiator, storage cupboard, understairs storage, stairs to first floor.

## Living Room

26' max x 10' 2" max ( 7.92m max x 3.10m max )

Window to front aspect, window to side aspect, radiator, gas fire place.

## Kitchen

15' 11" x 14' 4" ( 4.85m x 4.37m )

Window to rear aspect, door to garden, wall and base units, work surfaces, electric oven, gas hob, cooker hood, 1 bowl sink and drainer, fridge/freezer, radiator.

## Bathroom

Bath and mixer taps, overhead shower, watercloset, vanity unit, radiator.

## Bedroom Two

13' 7" max x 10' 3" ( 4.14m max x 3.12m )

Window to front aspect, bay window, radiator, fitted wardrobes.

## Bedroom Three

21' 7" max x 7' 9" max ( 6.58m max x 2.36m max )

Window to rear aspect, radiator.



## First Floor

### Bedroom One

18' 3" max x 11' 11" max ( 5.56m max x 3.63m max )

Window to rear aspect, radiator, storage in eaves.

### En-Suite

Window to rear aspect, watercloset, shower cubicle, vanity unit, tiled.

### Dressing Room

13' 3" max x 7' 3" max ( 4.04m max x 2.21m max )

Skylight to front aspect, radiator.

## Outside

### Front Garden

Block paved driveway.

### Rear Garden

Patio and laid lawn.

### Garage

Up and over doors.













Total floor area 102.6 m<sup>2</sup> (1,105 sq.ft.) approx

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

**T 020 8950 4404**  
**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
BUSHEY WD23 3HD

**EPC Rating: C**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BUS307806](http://connells.co.uk/Property/BUS307806)



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUS307806 - 0003