



Not for marketing purposes INTERNAL USE ONLY

Riverside Road
Watford



Property Description

Connells are pleased to bring this three bedroom, semi-detached house to the market that is situated in a quiet residential road in Watford close to the River Colne and Riverside Recreation Ground. This property comprises of a lounge, kitchen/diner, two well proportioned bedrooms and family sized bathroom.

Benefits include a additional downstairs cloakroom/bathroom, a well-maintained rear garden that is ideal for entertainment purposes, and of street parking, making this property the ideal family home.

Offering so much potential, this property is conveniently located with access to several transport links including Bushey Station that provides direct links into London as well as the A41, M1 & M25 motorways. There are a variety of well-regarded nurseries, primary and secondary schools within proximity, including Watford Grammar School.

The vibrant Watford high street and shopping centre are also just a short walk away, providing numerous shops, eateries and entertainment facilities.

Viewing is highly recommended. For more information or to book a viewing, please contact Connells today.

Ground Floor

Entrance Hall

Window to front aspect.

Cloakroom

Window to front aspect, water closet, heated towel rail, wash hand basin.

Lounge

16' 2" MAX x 12' 2" MAX (4.93m MAX x 3.71m MAX)

Window to rear aspect, door to rear garden, television point and electric fire.

Kitchen

20' 1" MAX x 10' 5" MAX (6.12m MAX x 3.17m MAX)

Window to front and rear aspect, door to rear garden, wall and base units, work surfaces, electric oven and hob, plumbing for a washing machine and dishwasher, one and a half bowl sink with drainer.

First Floor

Landing

Bedroom 1

13' 3" MAX x 12' 8" MAX (4.04m MAX x 3.86m MAX)

Window to rear aspect, built in wardrobe and radiator.

Bedroom 2

14' 8" MAX x 9' 8" MAX (4.47m MAX x 2.95m MAX)

Window to rear aspect, built in wardrobe and radiator.

Bedroom 3

10' 8" x 7' 2" (3.25m x 2.18m)

Window to front aspect, built in wardrobe and radiator.

Bathroom

Window to rear aspect, water closet, wash hand basin, bath with mixer taps and heated towel rail.

Outside

Front

Off street parking for approximately two vehicles and side access.

Rear

Side access, laid to lawn and patio.

Outbuilding

15' 9" x 7' 10" (4.80m x 2.39m)

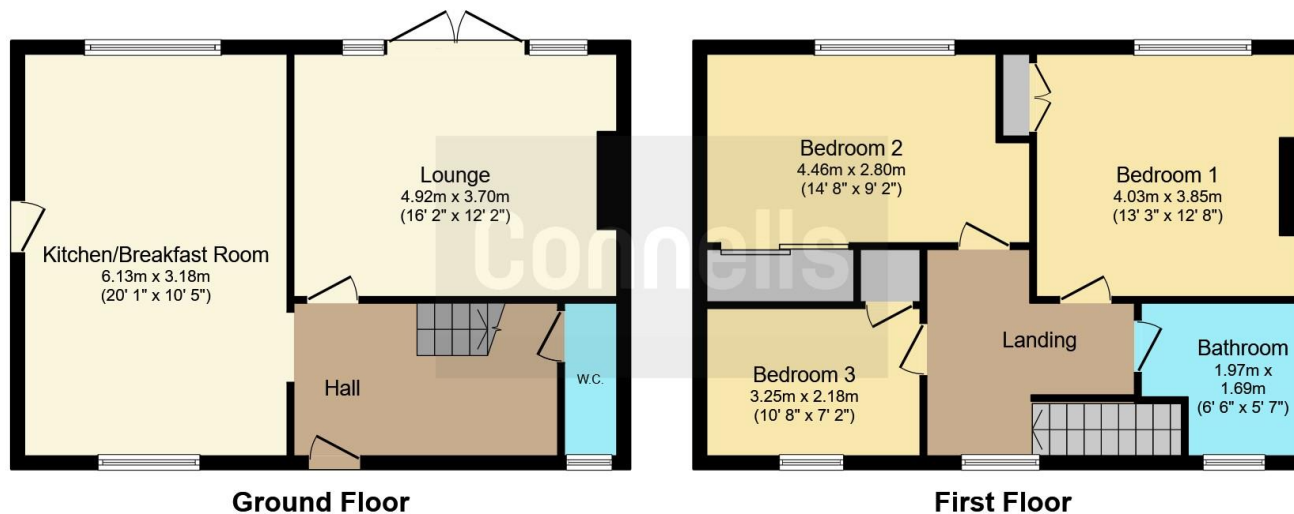
Agents Note

We are advised that the property is of Cranwell construction. Please satisfy yourself with any regard to mortgage provision.









TOTAL: 110.6 m² (1,190 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

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

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