



Connells

Green Lane
Watford



Property Description

Set on a sought-after road and tucked behind a mature front garden, this spacious five-bedroom detached home offers over 2,700 sq. ft. of accommodation, a double garage, and sits on a generous 0.54-acre plot. Full of original 1970s charm with Art Deco influences, it now offers excellent potential for modernisation or redevelopment (STPP).

Inside, the flexible layout includes four reception rooms, a study, and a ground floor bedroom. The kitchen connects to a bright dining space, with sliding doors leading to a stunning, easterly-facing garden. Additional features include a utility room, cloakroom and shower room.

Upstairs, four well-proportioned bedrooms are served by a family bathroom and benefit from garden views and access to a large rear terrace. The standout garden offers superb outdoor space with fantastic scope to personalise. Early viewing advised.

Entrance Hall

Door to front aspect.

Lounge

Door to front aspect, window to front aspect, radiator.

Sitting Room

Door to rear aspect, window to side aspect

and radiator,

Office

Window to front aspect and radiator.

Dining Room

Window to side aspect and radiator.

Kitchen

Window to rear aspect, wall and base units, work surfaces, one bowl sink with drainer, electric oven and hob, cooker-hood and space for fridge/freezer.

Utility Room

Door to front aspect, window to rear aspect, wall and base units, plumbing for washing machine and boiler house.

Shower Room

Shower cubicle, window to rear aspect and wash hand basin.

Cloakroom

Window to rear aspect and water closet.

Landing

Window to side aspect, storage cupboard and radiator.

Bedroom 1

Window to front aspect, fitted wardrobe and radiator.

Bedroom 2

Window to rear aspect, fitted wardrobe and radiator,

Bedroom 3

Located on ground floor, window to front and rear aspect, radiator.

Bedroom 4

Window to side aspect and radiator.

Bedroom 5

Window to front aspect and radiator.

Bathroom

Window to rear aspect, partially tiled, bath with mixer taps, wash hand basin and water closet.

Outside
Terrace
Garage









Total floor area 256.6 m² (2,762 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

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86 High Street
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EPC Rating: F Council Tax
 Band: G

Tenure: Freehold

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