



Connells

Briar Road
Kingswood WATFORD



Property Description

A superb two-bedroom home on sought-after Briar Road, beautifully presented throughout with potential to extend stpp. The property features an open-plan lounge/ diner with doors opening onto a generous rear garden and a modern fitted kitchen area. Additional highlights include a ground-floor cloakroom, two well-proportioned bedrooms, a family bathroom, boarded loft space, a large, powered garage loft space and off-road parking to the front. Ideally located for Kingsway Junior, Stanborough Primary, and Secondary Schools. Early viewing highly recommended.

5' 6" x 5' 4" (1.68m x 1.63m)

Heated towel rail.

Outside

Garage

Entrance Hall

Front door.

Lounge

20' 7" x 8' 9" (6.27m x 2.67m)

Cloak Room

WC, wash hand basin.

Kitchen

7' 6" x 9' 7" (2.29m x 2.92m)

First Floor

Bedroom 1

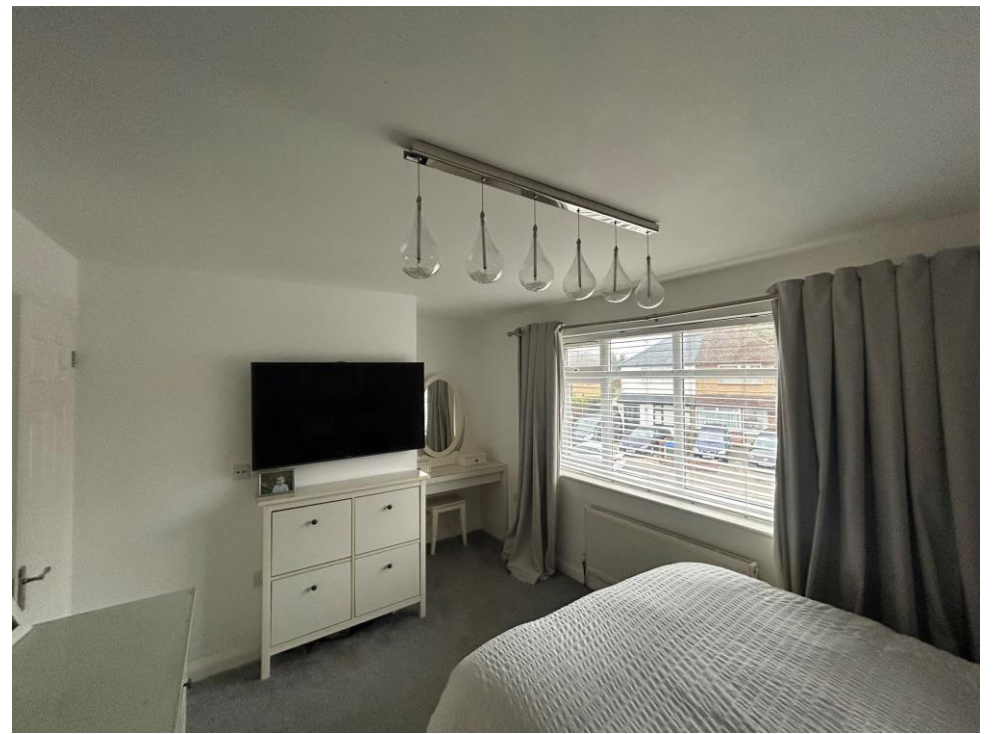
15' 8" x 9' 11" (4.78m x 3.02m)

Bedroom 2

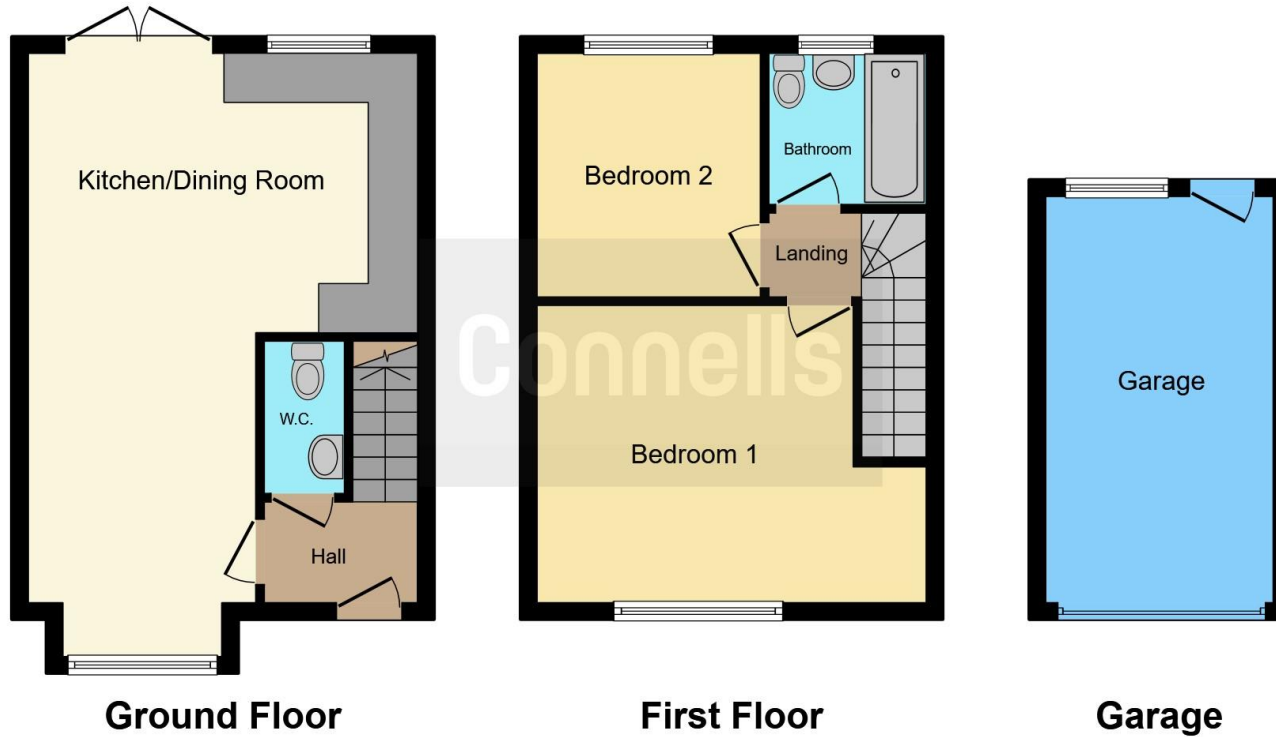
9' 2" x 8' 11" (2.79m x 2.72m)

Bathroom









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

T 01923 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
 Abbots Langley WD25 7NG

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LEA103484



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEA103484 - 0015