



Connells

Canterbury Road
Watford



Property Description

Connells are delighted to bring this fantastic chain free four bedroom semi detached home to the market that located on one of Watford's most desirable roads, just a two minute walk from Watford Junction Station, providing fast rail links into London Euston.

With character features throughout, the property offers two spacious reception rooms, a modern open plan kitchen/diner with access to a private rear garden, three double bedrooms on the first floor, and a large loft bedroom with eaves storage. While the home would benefit from updating, it presents excellent potential to further modernise and add value.

Ideally positioned within Central Watford, the area offers outstanding transport links including being walking distance to Watford Junction Station as well as easy access to the A41, M1 & M25 motorways, there are a variety of local amenities within proximity in addition to easy access to Watford Town Centre with its eateries, entertainment and recreational facilities. Watford St John's Primary and Watford Grammar School for Girls are within catchments, alongside Medical Centres and Watford General Hospital being within easy reach.

Permit parking is available, and the home sits within a vibrant, well served neighbourhood with excellent transport, schooling, and lifestyle benefits - perfect for commuters, investors and families alike.

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

Entrance Porch

Entrance Hall

Window to side aspect, stairs to first floor landing, under-stairs storage.

Living Room

15' 6" Into Bay x 12' 4" MAX (4.72m Into Bay x 3.76m MAX)

Bay window to front aspect.

Second Reception Room

12' 6" x 11' MAX (3.81m x 3.35m MAX)

Patio doors to rear garden.

Kitchen / Diner

19' 6" x 9' 8" (5.94m x 2.95m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, windows to side aspect, sink with drainer, induction hob with extractor hood, integrated eye level double oven, integrated dishwasher, washing machine & fridge/freezer, under-stairs storage.

Utility Area

9' 9" x 2' 6" (2.97m x 0.76m)

Door to rear garden.

Cloakroom

Window to rear aspect.

First Floor Landing

Stairs from entrance hall, stairs to second floor.

Parking

Residence permitted parking available.

Bedroom One

15' 10" MAX x 15' 5" Into Bay (4.83m MAX x 4.70m Into Bay)

Bay window to front aspect, window to front aspect.

Bedroom Two

12' 3" x 10' 11" MAX (3.73m x 3.33m MAX)

Window to rear aspect.

Bedroom Three

13' 4" MAX x 9' 10" MAX (4.06m MAX x 3.00m MAX)

Window to rear and side aspect.

Shower Room

Modern shower room, velux window to side aspect, walk in shower cubicle, WC, vanity wash hand basin, heated towel rail.

Second Floor Landing

Loft Room / Bedroom Four

17' 9" x 15' 7" (5.41m x 4.75m)

Window to rear aspect, velux windows.

Outside

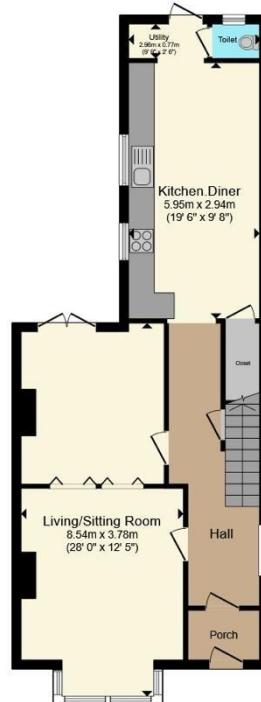
Front Garden

Rear Garden

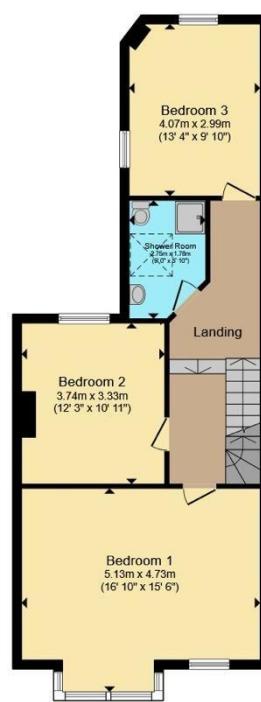








Ground Floor



First Floor



Attic

Total floor area 162.3 m² (1,747 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.propertybox.io

Connells

To view this property please contact Connells on

T 01923 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314975



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: WTF314975 - 0003