



Connells

Vicarage Road
Watford

Vicarage Road
Watford WD18 0HA

for sale offers over
£475,000



Property Description

**** NO UPPER CHAIN ****

Connells are delighted to present this well presented mid-terraced family home, ideally located on the ever popular Vicarage Road. Offering generous living space and excellent access to local amenities, this property represents an outstanding opportunity for first time buyers, families and investors alike.

Internally, the property is filled with natural light throughout and comprises, two reception rooms, modern fitted kitchen, three well proportioned off-landing bedrooms and two contemporary bathroom suites. Externally, the property features an easily maintainable rear garden further enhancing the home's appeal as well as holding the potential to extend (STPP).

The property is positioned within easy walking distance of the Metropolitan Line, Watford Junction Station, Watford Town Centre, and highly regarded Boys and Girls Grammar Schools. Watford General Hospital and major transport links are also close by.

Viewing is highly recommended.

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

Entrance Hall

Door to front aspect, stairs to first floor landing, radiator.

Reception Room

Bay window to front aspect, television point, telephone point, under-stairs storage, radiators.

Dining Room

Patio doors to rear garden, wall mounted boiler, radiator.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

Bathroom

Window to rear aspect, vanity wash hand basin, WC, bath with mixer taps and shower attachment.

First Floor Landing

Stairs from entrance hall, airing cupboard.

Bedroom One

Two windows to front aspect, fitted wardrobes, radiator.

Bedroom Two

Window to rear aspect, radiator.

Bedroom Three

Window to rear aspect, radiator.

Bathroom

Window to side aspect, bath with mixer taps and overhead shower, vanity wash hand basin, WC, heated towel rail.

Outside

Front Garden

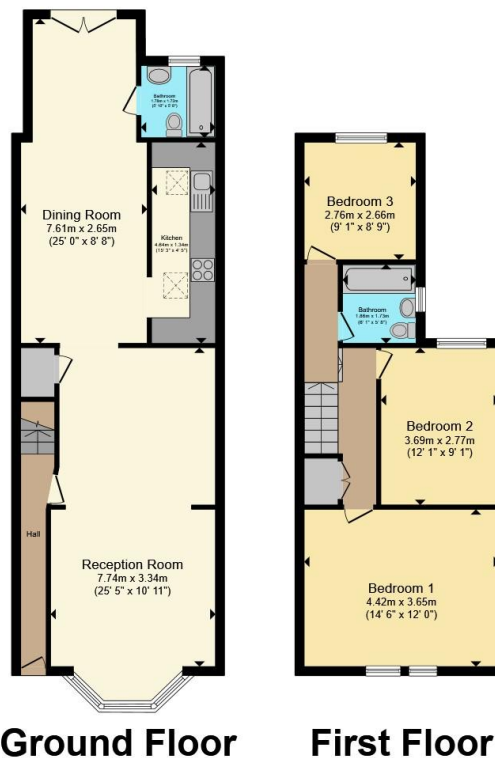
Rear Garden

Paved with flowerbeds.









Total floor area 115.0 m² (1,238 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



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: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315263



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.

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