



Connells

Hayling Road
Watford



Property Description

Connells are delighted to bring this well-presented mid-terrace house to the market that is situated on a sought-after residential road in Watford. The property comprises of a welcoming entrance hall, a spacious reception room, a modern fitted kitchen and dining room, an additional lean to, three well-proportioned bedrooms and a family bathroom suite. Benefits include a mature rear garden, on-street permitted parking as well as holding the potential to extend (STPP).

The ideal family home, the property is conveniently located with access to several transport links including Carpenders Park Station the A41 & M1 motorways. There are a variety of well-regarded primary schools, secondary schools and nurseries within catchments. There are a range of local amenities and parks within walking distances as well as Watford Town centre being just a short drive away providing further amenities, eateries, entertainment and recreational facilities.

Viewings are highly recommended.

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

Entrance Hall

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

Living Room

12' 3" x 13' 5" (3.73m x 4.09m)

Window to front aspect, television point, telephone point, open fire place, radiator.

Kitchen / Diner

16' 8" x 10' 2" (5.08m x 3.10m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine and dishwasher, integrated fridge.

Lean To

6' 8" x 6' 5" (2.03m x 1.96m)

First Floor Landing

Stairs from entrance hall, loft access, window to side aspect.

Bedroom One

13' 9" MAX x 11' 6" MAX (4.19m MAX x 3.51m MAX)

Window to front aspect, radiator.

Bedroom Two

14' MAX x 10' MAX (4.27m MAX x 3.05m MAX)

Window to front aspect, radiator.

Bedroom Three

9' x 8' 5" (2.74m x 2.57m)

Window to rear aspect, radiator.

Bathroom

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

Outside

Front Garden

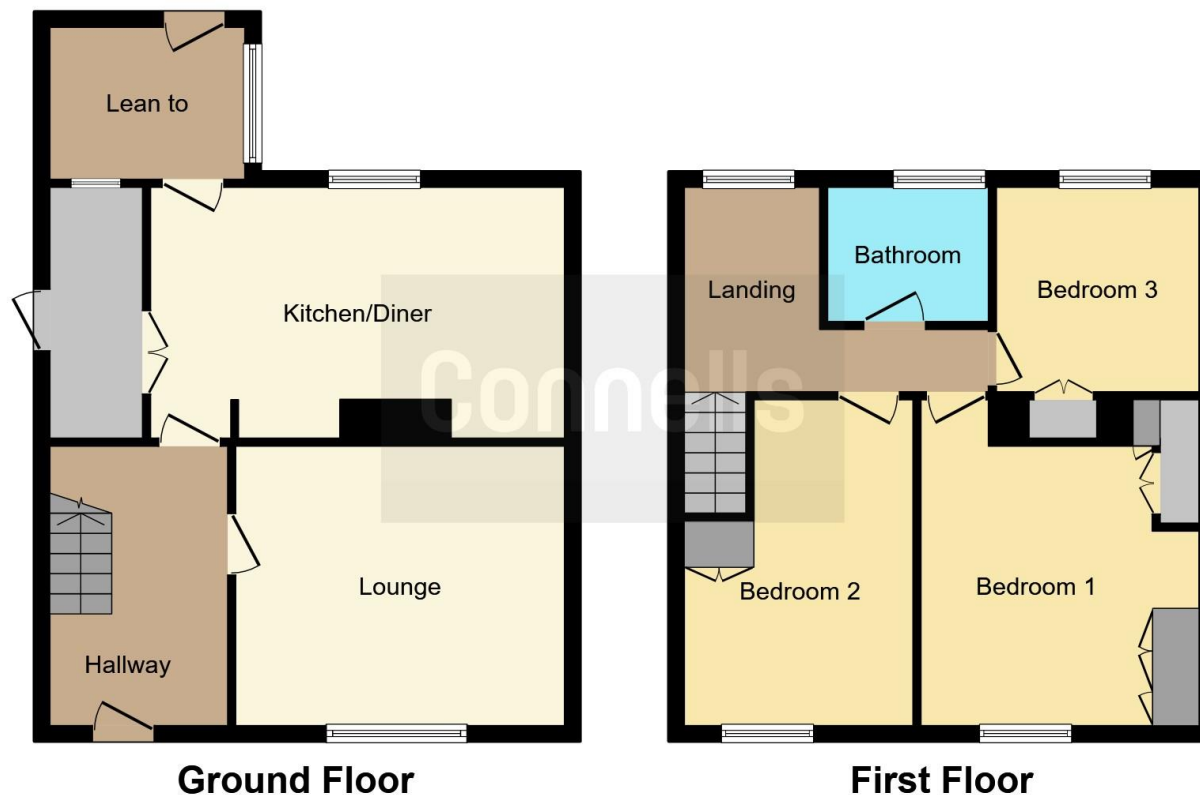
Rear Garden

Mature rear garden, patio area, laid lawn, feature pond area, secure shared side access.









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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6 The Parade
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314442



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