



Connells

Bramshot Way
Watford

Bramshot Way Watford WD19 7PS

for sale guide price
£400,000



Property Description

**** NO UPPER CHAIN ****

Connells are pleased to bring this well-presented, brick built mid-terrace house to the market that is situated on a popular residential road in Watford. The property comprises of a sizeable reception room, a well-appointed fitted kitchen/ diner, three well-proportioned bedrooms and a family style bathroom. Benefits include an additional a conservatory room, on-street residential parking, an easily maintainable rear garden as well as holding the potential for extension (STPP).

An ideal family home, the property is conveniently located with access to several transport links, and local amenities. There are a variety of well-regarded primary schools, secondary schools and nurseries within catchments. Watford Town centre is also just a short drive away providing further entertainment and recreational facilities.

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

13' MAX x 12' 5" MAX (3.96m MAX x 3.78m MAX)

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

Kitchen / Diner

16' 5" MAX x 8' 4" MAX (5.00m MAX x 2.54m MAX)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, cooker point, plumbing for washing machine, space for fridge/freezer, space for dining area, radiator, under-stairs storage, door to conservatory.

Conervatory

14' 3" + Door Recess x 7' 10" + Door Recess (4.34m + Door Recess x 2.39m + Door Recess)

Windows to rear and side aspect, sliding doors to rear garden, additional door to rear garden, radiator.

First Floor Landing

Stairs from entrance hall, airing cupboard.

Bedroom One

10' 9" MAX x 10' 6" MAX (3.28m MAX x 3.20m MAX)

Window to front aspect, fitted wardrobe, radiator.

Bedroom Two

11' 6" MAX x 9' 10" MAX (3.51m MAX x

Entrance Porch

Door to front aspect, window to side aspect, door to entrance hall.

Entrance Hall

Stairs to first floor landing.

Living Room

3.00m MAX)

Window to rear aspect, radiator.

Bedroom Three

7' 10" MAX x 7' 7" MAX (2.39m MAX x 2.31m MAX)

Window to front aspect, radiator.

Bathroom

Windows to rear aspect, bath with mixer taps, WC, wash hand basin, radiator.

Outside

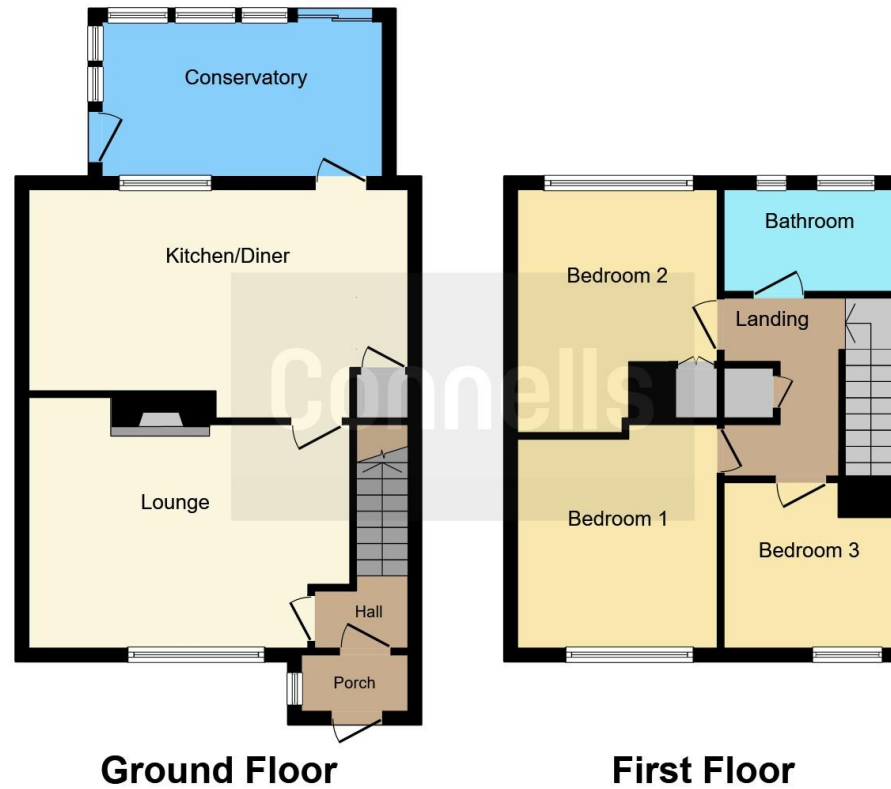
Front Garden

Rear Garden









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 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314732



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