



Connells

Princes Avenue
Watford



Property Description

Connells are delighted to present this extended mid-terraced home, ideally positioned on a highly sought-after residential road in Watford. This well-appointed property offers generous living accommodation comprising a spacious reception room, a contemporary fitted kitchen, four double bedrooms, and a modern shower room.

Additional benefits include a separate utility room, an en-suite to the principal bedroom, a low-maintenance rear garden, and a summer house complete with electrics—ideal for a home office or additional leisure space.

Perfectly suited for families, the property enjoys a convenient location within walking distance of Watford Metropolitan Station, as well as offering excellent access to the M25, A41, and M1. A selection of highly regarded nurseries, primary and secondary schools are nearby, including Watford Girls' Grammar School. Cassiobury Park and Watford town centre are also within easy reach, providing a wide range of shops, dining options, and leisure facilities.

To arrange a viewing or for further information, please contact Connells today.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Door to front aspect.

Entrance Hall

Stairs to first floor landing, under-stairs storage, radiator.

Living / Dining Room

24' 3" INTO BAY x 10' 7" MAX (7.39m INTO BAY x 3.23m MAX)

Bay window to front aspect, window and door to rear aspect, radiator, television point, telephone point.

Kitchen

15' x 9' 2" (4.57m x 2.79m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, eye level electric oven, gas hob with extractor hood, integrated microwave, dishwasher and fridge/freezer.

Utility Room

15' 8" x 4' 7" (4.78m x 1.40m)

Window to side and rear aspect, wall and base units with work surfaces to complement, plumbing for washing machine, space for fridge/freezer, door to rear garden.

First Floor Landing

Stairs from entrance hall, stairs to second floor landing.

Bedroom Two

14' 7" INTO BAY x 14' 2" (4.45m INTO BAY x 4.32m)

Bay window to front aspect, fitted wardrobes, radiator.

Bedroom Three

12' 1" x 9' 5" (3.68m x 2.87m)

Window to rear aspect, radiator.

Bedroom Four

11' 4" x 9' 3" (3.45m x 2.82m)

Window to rear aspect, radiator.

Shower Room

Window to side aspect, shower cubicle, low level WC, vanity basin, heated hand towel rail.

Second Floor Landing

Bedroom One

19' 5" x 10' 3" (5.92m x 3.12m)

Window to rear aspect, radiator, door to en-suite.

En-Suite

Velux window, shower cubicle, WC, wash hand basin, hand towel rail.

Outside

Front Garden

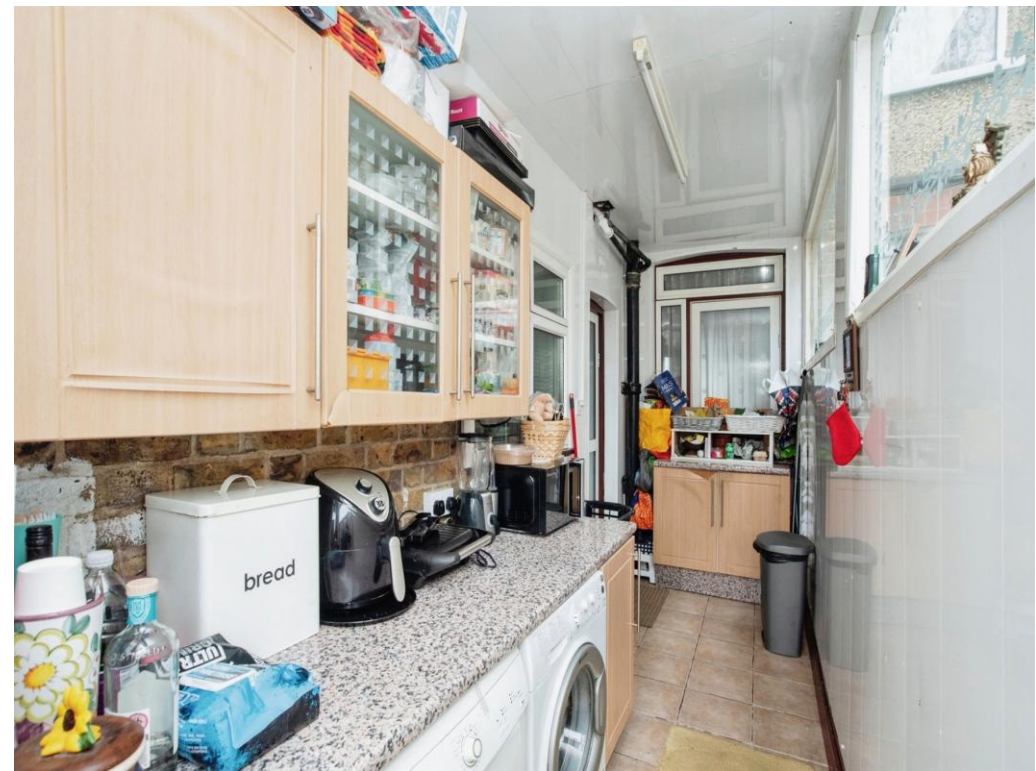
Paved front garden.

Rear Garden

Block paved rear garden, pergola & access to summerhouse.

Summer House

Door to front aspect, windows to front and side aspect, electrics and lighting.









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: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315299



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: WTF315299 - 0004