



**Connells**

Hudson Close  
Watford



## Property Description

**\*\*GUIDE PRICE £475,000 - £500,000\*\*.** Connells are delighted to bring this well-presented mid-terraced house to the market that is situated on a popular residential road in North Watford. The property briefly comprises of a sizeable reception/dining room, a modern fitted kitchen, three well-proportioned bedrooms and a family bathroom suite. Benefits include well-maintained landscaped front & rear garden, and outhouse to the rear, residential parking bays 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 being a short distance to North Watford and Watford Junction Station as well as the M1, M25 & A41 motorways. The property is within catchments to a variety of well-regarded nurseries, primary schools and secondary schools.

There are a range of local shops and amenities within proximity as well as being a short distance from Watford High Street and Shopping Centre that provides numerous shops, eateries, entertainment and recreational facilities.

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

## Entrance Porch

Door to front aspect, door to entrance hall.

## Entrance Hall

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

## Living / Dining Room

Window to front aspect, television point, telephone point, feature fire place, radiators, sliding patio doors to rear garden.

## Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, eye level electric double oven, electric hob with extractor hood, plumbing for washing machine, space for fridge/freezer, door to rear garden.

## First Floor Landing

Stairs from entrance hall, loft access, airing cupboard.

## Bedroom One

Window to front aspect, radiator.

## Bedroom Two

Window to rear aspect, radiator.

## Bedroom Three

Window to front aspect, radiator.

## Bathroom

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

## Outside

### Front Garden

Landscaped front garden, laid lawn, paved path with steps to entrance porch, side access.

### Rear Garden

Landscaped rear garden, patio area with pergola, side access, access to outhouse, artificial grass.

## Outhouse

Door to side aspect, window to side aspect, power and lighting.

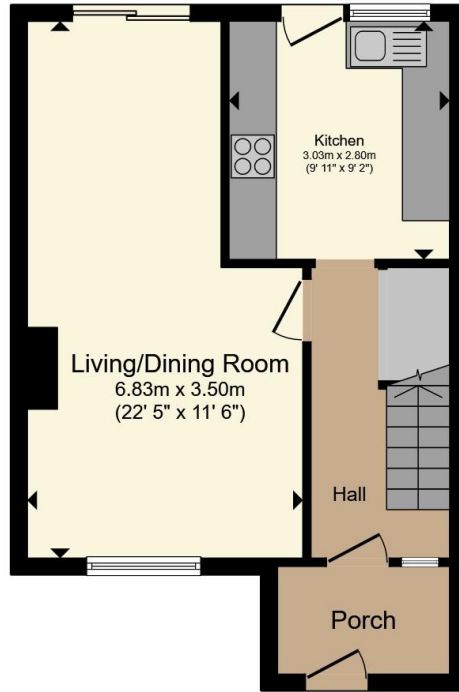
## Parking

Residential parking bays.

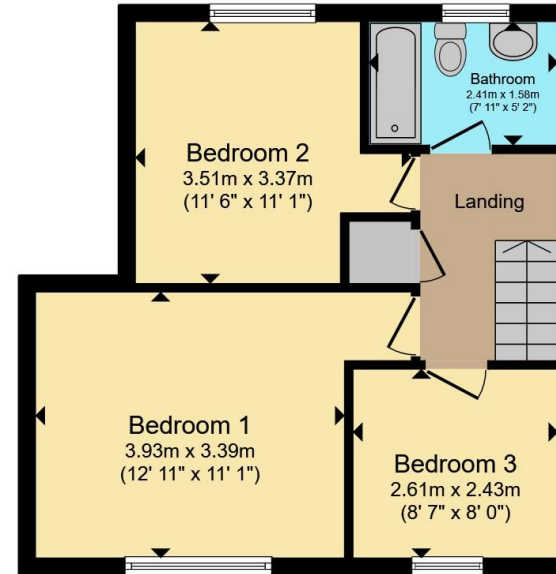








**Ground Floor**



**First Floor**

Total floor area 80.8 m<sup>2</sup> (870 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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EPC Rating: D    Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314994](http://connells.co.uk/Property/WTF314994)**



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Property Ref: WTF314994 - 0005