



**Connells**

Rickmansworth Road  
Watford



## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are pleased to present this well-maintained mid-terrace townhouse, ideally positioned on a highly sought-after residential road in West Watford. Arranged over three floors, the property offers generous living space including two reception rooms, a newly designed modern fitted kitchen with integrated appliances and breakfast area, four double bedrooms with built-in wardrobes, and a contemporary family bathroom.

Additional features include a downstairs cloakroom, an en-suite to the master bedroom, a well-kept enclosed rear garden, and two garages with electric gates accessed via a rear service road. From here, steps lead to a self-contained studio room positioned above the garages—perfect for guests, a home office, or additional living space.

This superb family home is ideally located just a five-minute walk from Watford Metropolitan Station and within easy reach of the A41, M25, and M1. A selection of highly regarded nurseries, primary schools, and secondary schools are nearby, including the ever-popular Watford Boys Grammar School. The vibrant Cassiobury Park, Watford High Street, and the shopping centre are also close by, offering an array of shops, restaurants, entertainment, and leisure facilities.

Viewing is highly recommended.

For further details or to arrange a viewing, please contact Connells today.

## Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

## Entrance Hall

Door to front aspect, stairs to first floor landing.

## Cloakroom

Window to front aspect, WC, wash hand basin.

## Kitchen

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, gas hob with extractor hood, eye level electric oven, integrated washing machine, dishwasher and space for fridge/freezer, radiator.

## Living Room

Through lounge into dining room, television point, telephone point, radiator.

## Dining Room

Windows to rear aspect, door to rear garden, radiator.

## First Floor Landing

Stairs from entrance hall, stairs to second floor landing, two cupboards.

## Bedroom One

Windows to front aspect, built in wardrobe, radiator, door to en-suite.

## En-Suite

Shower cubicle, WC, wash hand basin, radiator.

## Bedroom Two

Windows to rear aspect, fitted wardrobe with shelving, radiator.

## Second Floor Landing

Stairs from first floor landing.

## Bedroom Three

Window to front aspect, fitted wardrobe and draws, access to electrical points, radiator.

## Bedroom Four

Window to rear aspect, built in wardrobe, radiator.

## Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, radiator.

## Outside

### Front Garden

Stairs rising to front door.

### Rear Garden

Enclosed rear garden, laid mainly to lawn with decorative shrub borders.

### Garage

Accessed via a road to the rear, up and over doors, rear access to rear garden.

### Self Contained Studio Room

Window to rear aspect, power, lighting.









Total floor area 187.8 m<sup>2</sup> (2,022 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)



To view this property please contact Connells on

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6 The Parade  
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EPC Rating: C Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314299](http://connells.co.uk/Property/WTF314299)**



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