Connells

Ilkley Road
Watford

Ilkley Road
Watford WD19 6XL

for sale offers in excess of
£525,000

Property Description

Connells are pleased to bring this well-presented BISF semi-detached house to the market that is situated on a popular residential road in South Oxhey. The property comprises of a sizeable reception room, a modern fitted kitchen/diner, three/four well-proportioned bedrooms and family bathroom suite. Benefits include an additional conservatory room, an additional shower room, a landscaped rear garden, a self-contained studio with kitchen and en-suite which benefits from its own independent access as well as internal connectivity to the main house, as well as holding the potential for further extension (STPP) and potential for driveway parking (subject to dropped curb).

An ideal family home, the property is conveniently located with access to several transport links including Carpenders Park Station as well as the A41 and M1 motorways. There are a variety of local shops and amenities within walking distance with further shops, eateries, entertainment and recreational facilities in Watford High Street and Shopping Centre. There are a variety of nurseries, primary schools and secondary schools within catchments.

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

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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

Front door, window to side aspect, door to living room.

Entrance Hall

Stairs to first floor landing, door to self-contained studio.

Living Room

Window to front aspect, television point, telephone point, radiator.

Kitchen / Diner

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to rear aspect, sink with drainer, plumbing for dishwasher, space for fridge/freezer, eye level electric double oven, gas hob with extractor hood, radiator, space for dining area, door to shower room.

Shower Room

Window to rear aspect, shower cubicle, wc, wash hand basin, heated towel rail, plumbing for washing machine.

Conservatory

Windows to front and side aspect, radiators, patio door to rear garden.

First Floor Landing

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

Bedroom One

Window to rear aspect, built in wardrobes, radiator.

Bedroom Two

Window to rear aspect, fitted wardrobes, radiator.

Bedroom Three

Window to front aspect, radiator.

Bathroom

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

Studio / Bedroom Four

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

Kitchen comprised of wall and base units with work surfaces to complement, sink with drainer, electric hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

En-suite comprised of window to rear aspect, shower cubicle, WC, vanity wash hand basin, heated towel rail.

Outside

Front Garden

Rear Garden

Paved patio area, stairs rising to artificial lawn, shed.

Ground Floor

First Floor

Total floor area 128.2 m² (1,380 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

Connells

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: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315022

The Property Ombudsman

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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.

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