



Connells

Gleneagles Close
Watford



Property Description

****GUIDE PRICE £475,000 - £500,000 ****
Connells are delighted to bring this brick built semi-detached house to the market that is set on a quiet cul-de-sac within the South Oxhey area of Watford. This home offers spacious accommodation across two floors, featuring two reception rooms, three double bedrooms, a family bathroom and cloakroom, and a substantial rear garden ideal for families or those with an eye for future development; the property offers scope for modernisation and refurbishment, as well as potential to extend (STPP), making it an appealing project for renovators or an exciting long-term family home. The substantially large rear garden enhances the property's appeal, offering outdoor relaxation and room to grow - whether through landscaping or future structural expansion (STPP).

The property is perfectly positioned for commuters, located within walking distance to Carpenders Park Station, providing convenient London Overground services into central London. The surrounding area benefits from strong local amenities including nearby schools, along with easy access to healthcare facilities, shops and everyday services with Watford High Street and shopping centre just a short drive away with further shops, eateries, entertainment and recreational facilities.

Viewing is HIGHLY recommended.

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

Entrance Hall

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

Living Room

Window to rear aspect, television point, telephone point, radiator, fire place.

Dining Room

Window to front aspect, wall and base units, radiator.

Kitchen

Fitted kitchen with wall and base units and work surfaces, window to rear and side aspect, butler sink, gas cooker point, plumbing for washing machine, space for fridge/freezer, radiator.

Lobby

Under-stairs storage cupboard, door to rear garden.

Cloakroom

Window to side aspect, WC.

First Floor Landing

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

Bedroom One

Windows to rear aspect, built in wardrobes, radiator.

Bedroom Two

Window to side aspect, fitted wardrobes, radiator.

Bedroom Three

Window to front aspect, radiator.

Bathroom

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

Outside

Front Garden

Enclosed front garden.

Rear Garden

Enclosed rear garden, greenhouse, laid lawn areas, vegetable patch, patio area, side access.

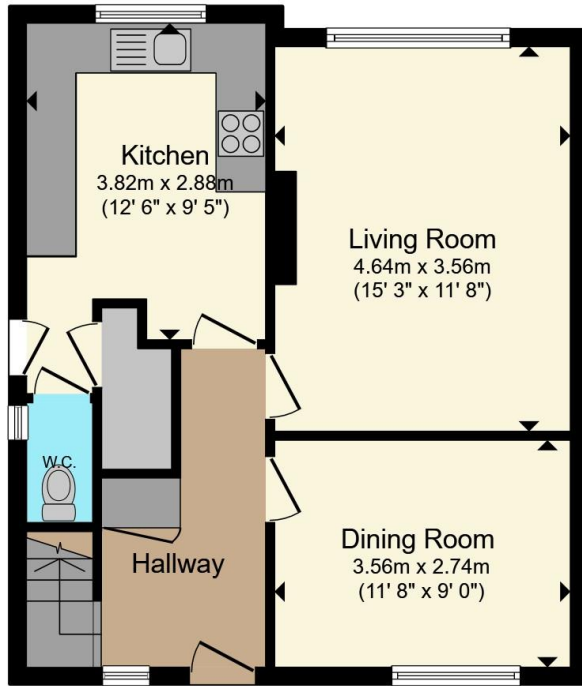
Parking

Off-street residential bays.

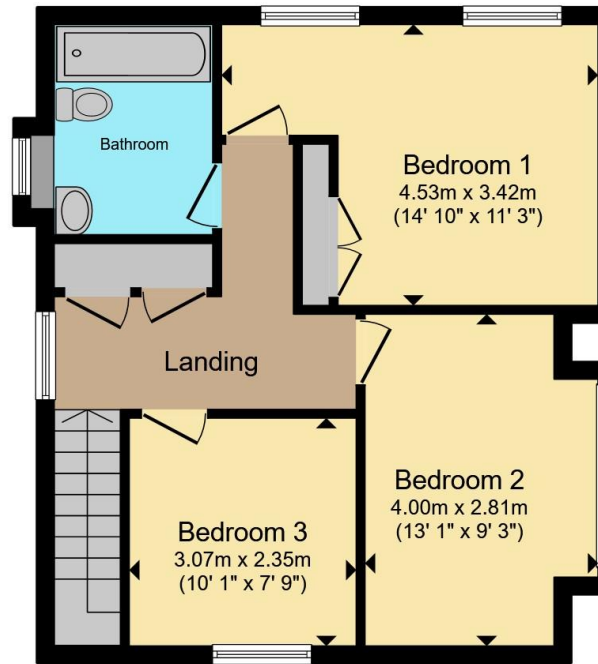








Ground Floor



First Floor

Total floor area 98.1 m² (1,056 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



To view this property please contact Connells on

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6 The Parade
WATFORD WD17 1AA

EPC Rating: C Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315151



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Property Ref: WTF315151 - 0006