



Connells

Leavesden Road
Watford



Property Description

**** NO UPPER CHAIN ** GUIDE PRICE
£450,000 - £475,000 ****

Connells are pleased to bring this well-presented mid-terrace house to the market that is situated on a sought-after residential road in North Watford. The property comprises of two sizeable reception room (through lounge), a modern integrated fitted kitchen, three well-proportioned off-landing bedrooms as well as an off-landing family bathroom suite. The property benefits from a well-maintained rear garden as well as holding the potential to extend (STPP).

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Watford Junction station that provides direct links into London Euston as well as the A41 and M1 motorways. There are a variety of local shops and amenities within proximity as well as Watford High Street and Shopping Centre being a short walk away providing further shops, eateries, entertainment and recreational facilities.

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

Entrance Hall

Living Room

Bay window to front aspect, feature fire place, television point, telephone point, radiator.

Dining Room

Window to rear aspect, radiator, under-stairs storage.

Kitchen

Modern kitchen comprised of wall and base units with work surfaces to complement, window to side and rear aspect, sink with drainer, gas hob with extractor hood, electric eye level double oven, integrated washing machine, dishwasher and fridge/freezer.

First Floor Landing

Bedroom One

Bay window to front aspect, radiator.

Bedroom Two

Window to rear aspect, radiator.

Bedroom Three

Window to rear aspect, radiator.

Bathroom

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

Outside

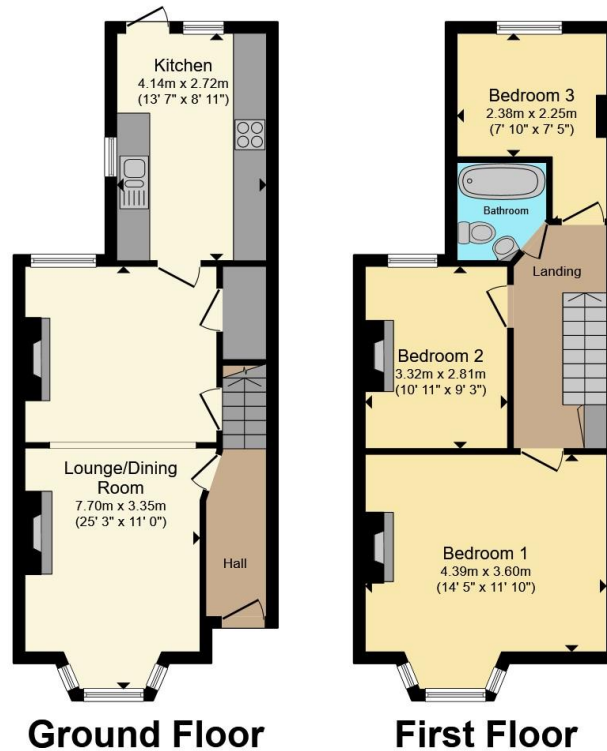
Rear Garden

Crazy paved patio area, steps rising to laid lawn area, pathway to rear access.









Total floor area 85.9 m² (925 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
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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315159



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