



Connells

Banbury Street
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring to the market this rarely available mid-terraced property, situated on a sought-after residential road in West Watford.

Beautifully refurbished throughout, the property benefits from new plastering, new flooring throughout, full redecoration, a newly fitted kitchen and a new bathroom, creating a stylish and move-in-ready home while retaining its character and charm.

The accommodation comprises two reception rooms, a contemporary fitted kitchen with separate utility area, a downstairs WC, and two double bedrooms. One-bedroom benefits from a full en-suite bathroom, while the second features a basin and built-in shower. Externally, the property offers an easily maintainable rear garden and on-street permit parking, as well as potential to extend (STPP).

Ideally positioned for the convenience of local shops and within easy walking distance of Watford Town Centre, the property enjoys excellent transport links, including Watford Junction, Watford High Street and Watford Metropolitan stations, providing direct access into London, and the M25 and M1 are easily accessible.

The property is also well placed for several highly regarded schools, including Watford Girls' Grammar School and Watford Boys' Grammar School. The award-winning Cassiobury Park, with its popular play area, splash park and woodland walks, is within easy reach, alongside numerous cycle paths and Oxhey Park.

Viewing is highly recommended.

Agents Note:

Please note that the AML fee covers 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

Front door into reception room.

Reception Room

Bay window to front aspect, radiator.

Dining Room

Window to rear aspect, stairs to first floor landing, breakfast bar, under-stair storage, radiator.

Kitchen

Newly fitted in-frame kitchen comprised of wall and base units with granite work surfaces and splash backs to complement, window to side aspect, sink with drainer, electric cooker point, extractor hood, door to rear garden.

Utility Area

Window to rear aspect, wall units, plumbing for washing machine, space for fridge/freezer, cloakroom, wall mounted gas fired boiler.

Artificial lawn area, block paved area, shed.

Cloakroom

Small window to rear aspect, low level WC, heated towel rail.

First Floor Landing

Stairs from dining room, loft access.

Bedroom One

Window to rear aspect, radiator, door to bathroom.

Bathroom

Newly fitted bathroom comprised of window to side aspect, bath with mixer taps and shower overhead, WC, vanity wash hand basin, heated towel rail.

Bedroom Two

Window to front aspect, shower cubicle, vanity wash hand basin, radiator.

Outside

Front Garden

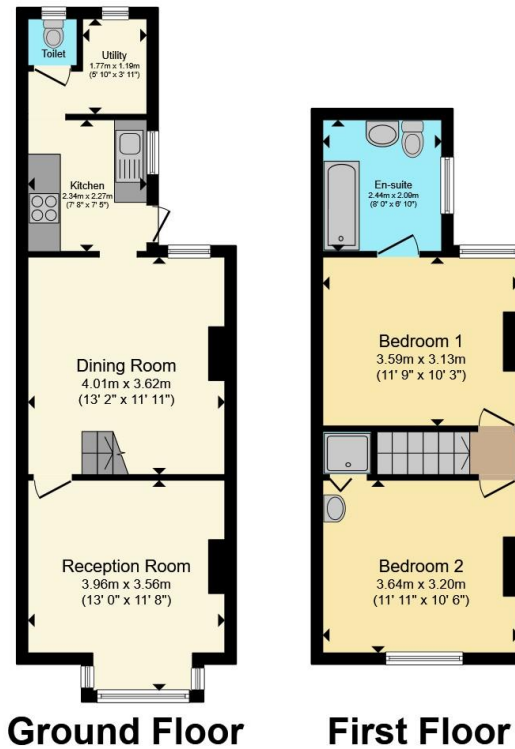
Brick wall enclosed front garden with pathway to front door.

Rear Garden









Total floor area 69.9 m² (753 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/WTF315436



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