



Connells

Gleneagles Close
Watford

Gleneagles Close Watford WD19 6LS

for sale
£500,000



Property Description

Connells are delighted to present this beautifully maintained mid-terraced house, ideally situated within a quiet cul-de-sac in the sought-after South Oxhey area of Watford.

Offering spacious and contemporary accommodation throughout, this attractive home is presented in excellent condition and is perfectly suited to modern family living. The ground floor comprises a welcoming entrance hallway, a generous lounge, a stylish and modern kitchen/breakfast room, and a convenient downstairs cloakroom.

On the first floor, the property benefits from three well-proportioned bedrooms, which feature fitted wardrobes, together with a modern family bathroom, as well as holding the potential to extend (STPP).

Externally, the property boasts landscaped front and rear gardens, with the rear garden featuring a covered veranda provides the ideal space for outdoor dining and entertaining, while offering year-round shelter and comfort.

Conveniently positioned within walking distance of a range of local amenities, including shops, schools and everyday services, the property is particularly appealing to commuters. Carpenders Park Station is within easy reach, providing regular London Overground services into central London, while Watford town centre, Watford High Street and the shopping centre are all just a short drive away.

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

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 Hall

Door to front aspect, window to front aspect, stairs to first floor landing with turned balustrade, under-stairs storage, double radiator.

Living Room

Window to front aspect, television point, telephone point, contemporary timbered wall, coving, fitted cupboards and shelving, radiator.

Kitchen /Diner

Fitted kitchen with wall and base units and contrasting square edged worktops to complement, window to rear aspect, stainless steel sink with drainer, water softener, integrated electric oven and four ring gas hob with splashback and extractor hood with mood lighting above, plumbing for washing machine and dishwasher, integrated under-unit fridge, radiator, inset spotlights to ceiling, space for dining area.

Inner Lobby

Cupboard housing fridge/freezer squared archway to Kitchen/Breakfast, door to rear garden.

Cloakroom

Frosted glass window, low flush WC, vanity wash hand basin, part tiled walls with douche hose, tiled flooring.

First Floor Landing

Stairs from entrance hall, window to rear aspect, radiator, storage cupboard housing 'ideal logic' gas combi boiler (approximately 3 years old), loft access via drop down ladder (part boarded loft with light).

Bedroom One

Window to front aspect, bank of fitted wardrobes with sliding door and further drawer/dresser combination unit, radiator.

Bedroom Two

Window to front aspect, double fitted wardrobe, fitted desk/dresser with fitted cupboards above, further double built-in wardrobe, radiator.

Bedroom Three

Window to front aspect, double built-in wardrobe, radiator.

Bathroom

Window to rear aspect, white suite comprising panelled bath with direct feed thermostatic shower over with rainwater head and separate hose, shower screen, inset sink to vanity unit with inset low flush WC, chrome towel rail, extractor fan and inset spotlights to ceiling, part tiled.

Outside

Front Garden

Brick block front with picket style boundary fence, block paving.

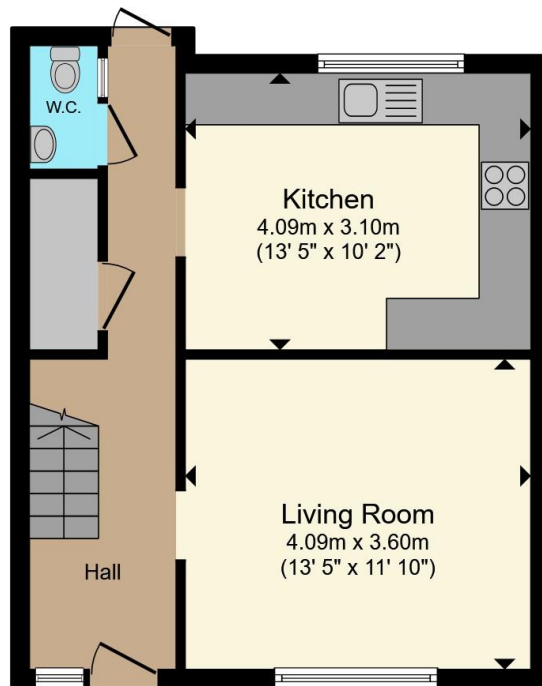
Rear Garden

Approximately 40ft, tapering in to rear on left side boundary, covered patio area leading to open brick block paved garden area, raised shrub borders, blocked paved, side gate access via flying freehold to front, outside tap and external power socket, shed.

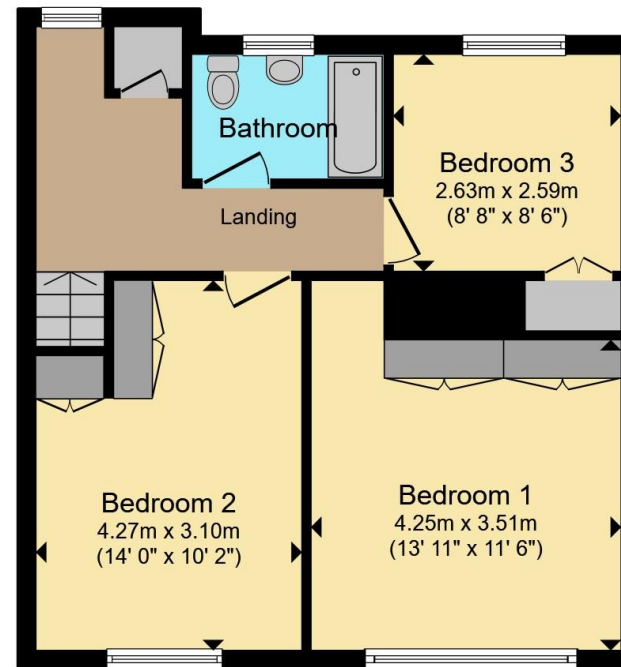








Ground Floor



First Floor

Total floor area 89.5 m² (963 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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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314420



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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