



Connells

Anglesey Road
Watford

Property Description

** PROFESSIONAL PHOTOGRAPHY TO FOLLOW ** Connells are delighted to present this well-maintained brick-built mid-terrace home, ideally positioned on a quiet residential road in Watford.

The property offers well-balanced accommodation throughout, comprising a spacious reception room, a modern fitted kitchen/dining room, three generously sized off-landing bedrooms, and a contemporary family bathroom. Externally, the home benefits from well-kept front and rear gardens, residential parking bays, and excellent potential to extend, subject to the necessary planning permissions.

The location is a particular highlight, with a range of transport links close by, including Carpenders Park Station and easy access to the A41 and M1. A selection of highly regarded primary and secondary schools, as well as nurseries, are within catchments. Local amenities and green spaces are all within walking distance, while Watford town centre is just a short drive away, offering a wide array of shops, restaurants, leisure and entertainment facilities.

Early viewings are highly recommended.

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

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Entrance Hall

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

Living Room

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

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, integrated dishwasher and washing machine, space for fridge/freezer, door to rear garden, space for dining area, under-stairs storage cupboard.

First Floor Landing

Stairs from entrance hall, loft access.

Bedroom One

Window to front aspect, radiator.

Bedroom Two

Window to rear aspect, fitted wardrobe, radiator.

Bedroom Three

Window to front aspect, radiator.

Bathroom

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

Outside

Front Garden

Rear Garden

Paved patio area, pergola, laid lawn, shed, side access.

To view this property please contact Connells on

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6 The Parade
WATFORD WD17 1AA

EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315215



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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