







## Property Description

**\*\* NO UPPER CHAIN \*\***

Connells are pleased to bring this well-presented mid-terrace house to the market that is situated on a popular residential road in North Watford. The property consists of three floors and briefly comprises of an open plan reception room, a modern integrated kitchen, three double bedrooms and a family bathroom suite. Benefits include an additional cloakroom, a landscaped rear garden as well as off-street parking.

An ideal family home, this property is conveniently located with access to several transport links including Watford Junction Station that has direct links into London as well as links M1, M25 & the A41 motorways. There are a variety of local shops and amenities within proximity as well as being a short drive away to Watford High Street and Shopping Centre providing further shops, eateries, entertainment and recreational facilities.

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

## Entrance Hall

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

## Cloakroom

Window to front aspect, WC, wash hand basin, hand towel rail.

## Living Room

12' 9" x 9' 8" +Door Recess ( 3.89m x 2.95m +Door Recess )

Window to rear aspect, patio doors to rear garden, television point, telephone point, semi-open with kitchen, radiator.

## Kitchen

12' 9" x 7' 6" MAX ( 3.89m x 2.29m MAX )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric oven and hob with extractor hood, integrated washing machine, dishwasher and fridge/freezer.

## First Floor Landing

Stairs from entrance hall, stairs to second floor landing.

## Bedroom One

12' 10" + Bay Window x 12' 10" MAX ( 3.91m + Bay Window x 3.91m MAX )

Bay window to front aspect, television point, radiator.

## Bedroom Two

12' 9" x 7' 7" ( 3.89m x 2.31m )

Window to rear aspect, radiator.

## Bathroom

Window to side aspect, bath with mixer taps

and overhead shower, WC, wash hand basin, heated hand towel rail.

## Second Floor

Stairs from first floor landing.

## Bedroom Three

13' 7" MAX x 12' 3" MAX ( 4.14m MAX x 3.73m MAX )

Skylights, radiator, storage in eaves.

## Outside

## Front Garden

Off-street parking.

## Rear Garden

Fence enclosed, patio area, laid lawn, rear access.

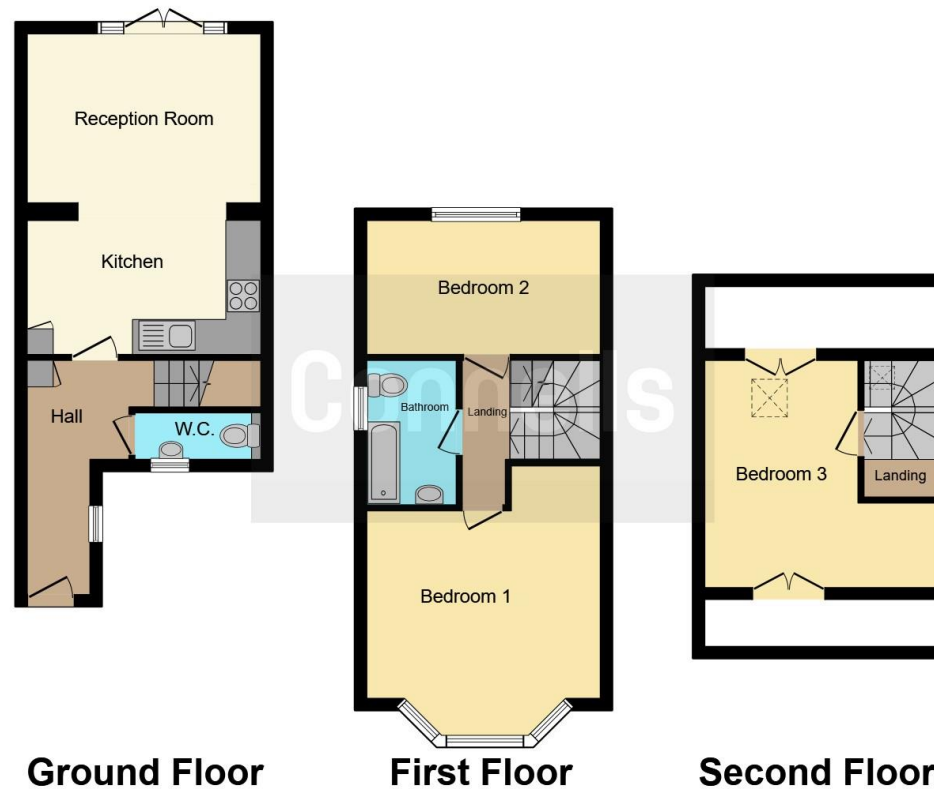












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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6 The Parade  
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EPC Rating: Awaited  
 Council Tax Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314506](http://connells.co.uk/Property/WTF314506)**



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