



Connells

King Georges Avenue
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this well-maintained semi-detached home to the market, ideally located on a sought-after residential road in West Watford.

The property offers spacious and versatile accommodation throughout, comprising two reception rooms, a fitted kitchen with an adjoining lean-to, three well-proportioned double bedrooms, and a family bathroom. Additional benefits include a convenient downstairs cloakroom, off-street driveway parking, and an impressive rear garden.

Offering excellent potential, the property also provides scope for modernisation and extension (STPP), making it an ideal opportunity for buyers looking to create their perfect family home.

Ideally positioned for commuters, the property benefits from excellent transport links, including Watford Metropolitan Line station with direct services to Baker Street and King's Cross St Pancras, as well as Watford Junction with fast connections into London Euston. The M1, M25, and A41 are also easily accessible.

A range of local shops and amenities are within walking distance, including Croxley Business Park, while Watford High Street and the Harlequin Shopping Centre are just a short distance away.

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.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Entrance Porch

Entrance Hall

Cloakroom

Living Room

Dining Room

Kitchen

Lean To

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Front Garden

Rear Garden

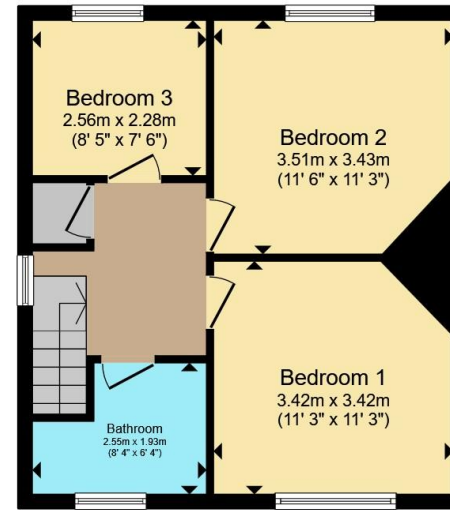








Ground Floor



First Floor

Total floor area 93.7 m² (1,008 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
WATFORD WD17 1AA

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315349



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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