Connells

Furze Close
Watford

Furze Close
Watford WD19 6HG

for sale offers over
£450,000

Property Description

Connells are pleased to bring this well-presented, semi-detached property to the market that is situated on a popular residential road in South Oxhey. Offering ample accommodation throughout, the property comprises of two open plan reception rooms, a well-appointed fitted kitchen, two double bedrooms and a family bathroom suite. Benefits include a separate utility room, a downstairs WC, driveway parking for two cars with EV charger, a well-maintained rear as well as holding the potential to extend (STPP).

Located in a quiet residential area in Watford within walking distance to the local primary schools, Oxhey Woods and the Carpenders Park Train Station.

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

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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

Door to side aspect.

Reception Room

15' 5" MAX x 12' 1" MAX (4.70m MAX x 3.68m MAX)

Stairs to first floor landing, under-stairs storage, radiator.

Reception Room

11' 3" x 10' 5" (3.43m x 3.17m)

Patio doors to rear garden, television point, telephone point, radiator.

Kitchen

9' 11" x 7' 1" (3.02m x 2.16m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for dishwasher, space for fridge/freezer.

Utility Area

10' 6" x 4' 6" (3.20m x 1.37m)

Window to front aspect, door to rear garden, plumbing for washing machine.

Cloakroom

Window to front aspect, WC, wash hand basin, radiator.

First Floor Landing

Stairs from reception room, loft access.

Bedroom One

12' 1" + Wardrobe x 9' MAX (3.68m + Wardrobe x 2.74m MAX)

Window to rear aspect, fitted wardrobes, radiator.

Bedroom Two

12' 1" x 7' 4" (3.68m x 2.24m)

Window to front aspect, radiator.

Bathroom

Window to side aspect, bath with mixer taps and overhead shower, WC, wash hand basin, heated towel rail.

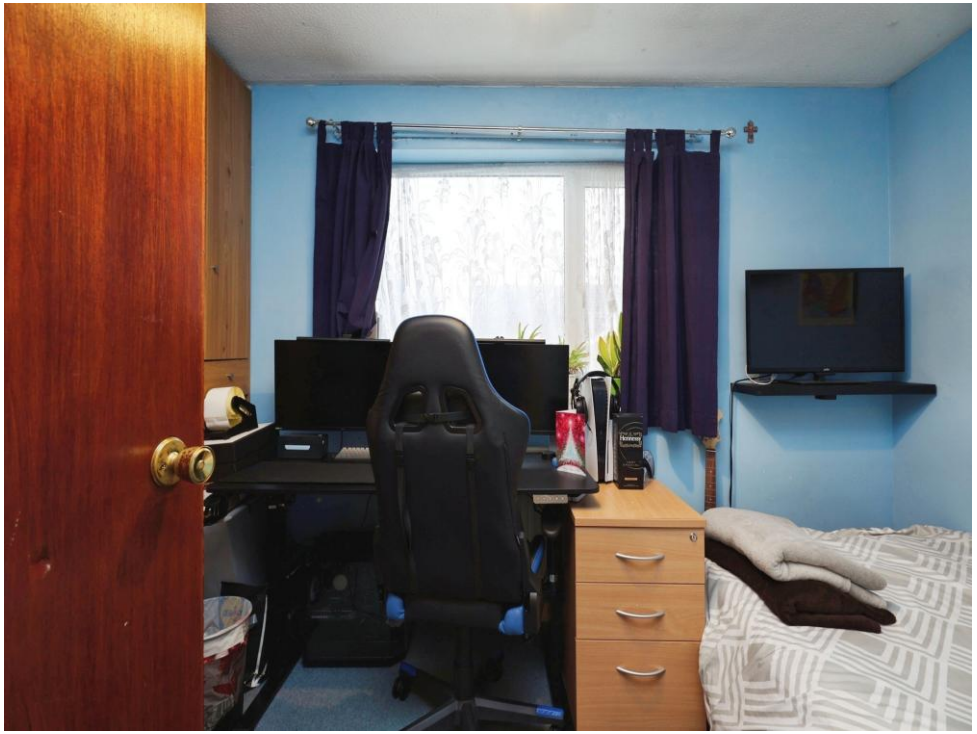
Outside

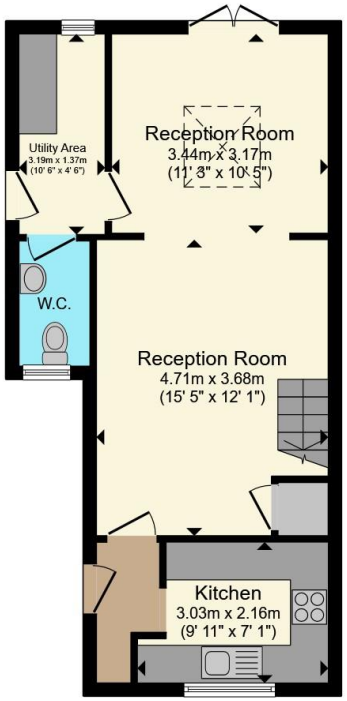
Front Garden

Driveway parking for two cars, EV charging point.

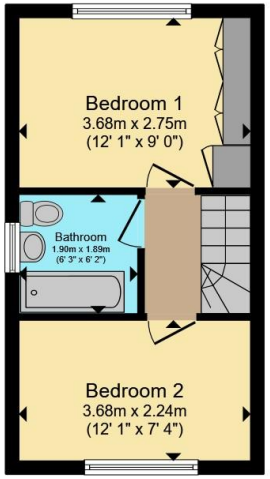
Rear Garden

Paved patio area, stairs rising to laid lawn.





Ground Floor



First Floor

Total floor area 70.4 m² (758 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: C

Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314593

The Property Ombudsman

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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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