



Connells

Gosforth Lane
Watford



Property Description

**** NO UPPER CHAIN ****

Connells are pleased to offer this attractive semi-detached family home, ideally positioned on a sought-after residential road in the Carpenders Park area.

The property features a sizeable and welcoming reception room, perfect for both relaxing and entertaining, alongside a modern kitchen/breakfast room offering ample workspace and dining space. Upstairs, the home boasts three well-proportioned bedrooms and a family bathroom, making it well suited to growing families, first-time buyers, or those looking to upsize.

Externally, the property benefits from an easily maintainable rear garden, to the front, there is the potential for off-street driveway parking for several vehicles (subject to dropped curb). The property also offers excellent potential to extend (STPP), allowing purchasers to further enhance and personalise the home.

Situated within close proximity to Carpenders Park Train Station, the property provides convenient access into London, making it ideal for commuters. Gosforth Lane is well placed for a range of local amenities, nearby green spaces and parks and well-regarded local schools.

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

Lounge

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

Kitchen / Breakfast Room

Fitted kitchen comprised of wall and base units with work surfaces and splash-backs to complement, window to rear aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine, space for double fridge/freezer.

First Floor Landing

Stairs from entrance hall, window to rear aspect, airing cupboard.

Bedroom One

Window to front aspect, fitted wardrobe, radiator.

Bedroom Two

Window to front aspect, fitted wardrobe, radiator.

Bedroom Three

Window to rear aspect, radiator.

Bathroom

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

Outside

Front Garden

Driveway for multiple cars, side access.

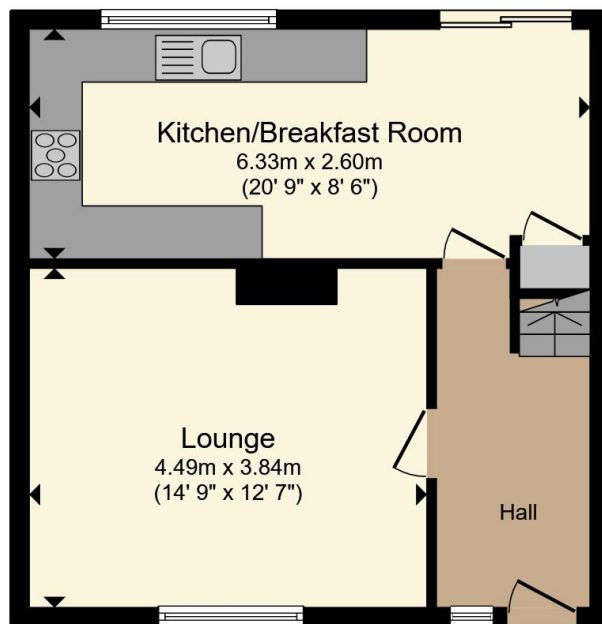
Rear Garden

Decking area, steps rising to laid lawn, shed, side access.

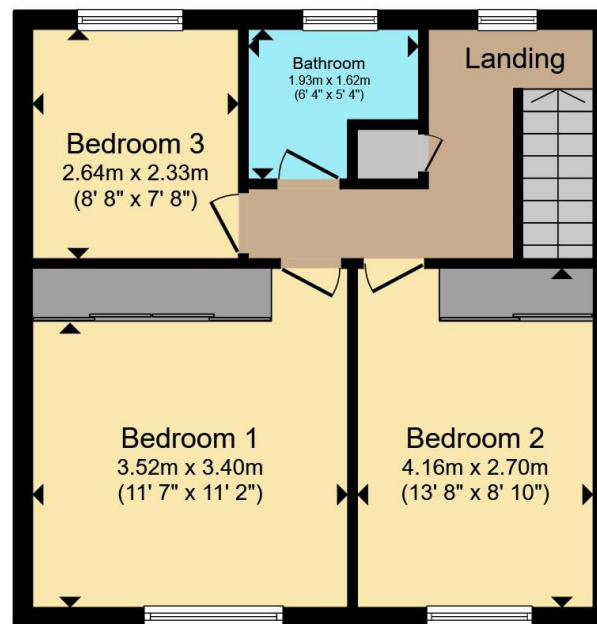








Ground Floor



First Floor

Total floor area 82.8 m² (891 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: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315059



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