



**Connells**

Parish Close  
Watford



### Property Description

This super terrace home is situated in a popular development, in an attractive, quiet cul-de-sac in Garston. Located close to local amenities and is well placed for Parmiters school.

The property comprises of a spacious living room and kitchen to the ground floor. The staircase to the first floor is located in the lounge, as well as French doors leading to the rear garden. Up the stairs are two generous bedrooms and a bathroom.

The rear garden has a patio area that is perfect for outside dining. The rest of the garden is lawned. The property also benefits from two allocated parking spaces.



## Entrance Hall

Front door.

## Kitchen

11' 11" x 6' max ( 3.63m x 1.83m max )

## Reception room

18' 8" x 9' 9" max ( 5.69m x 2.97m max )

## First Floor Landing

## Bedroom 1

12' 1" x 9' 8" ( 3.68m x 2.95m )

Window to front.

## Bedroom 2

7' 5" x 9' 8" ( 2.26m x 2.95m )

Window to rear.

## Bathroom

7' 8" x 6' 7" ( 2.34m x 2.01m )

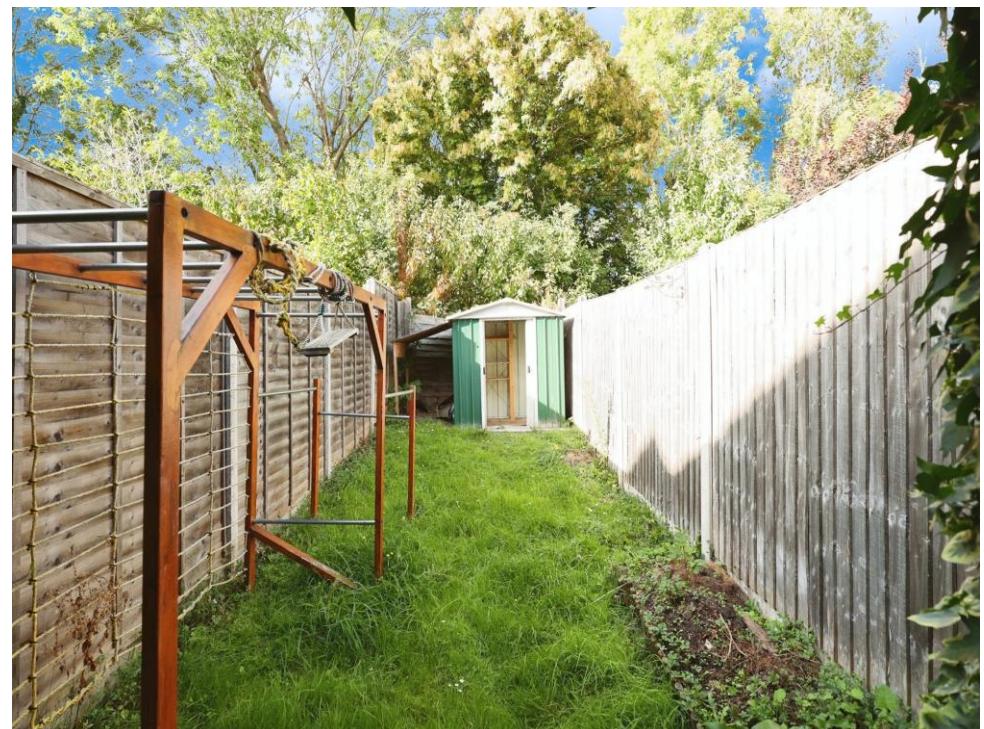
Bath, WC, wash hand basin, shower cubicle.

## Outside

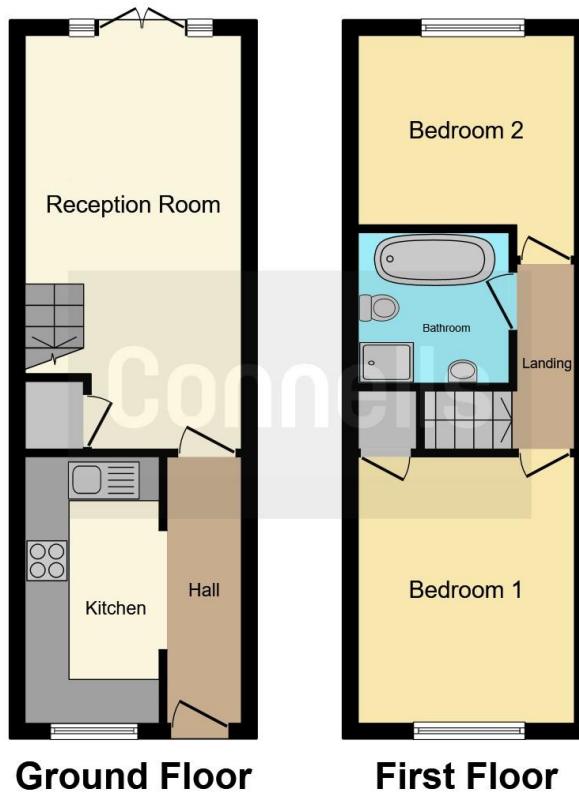
## Front Garden

## Rear Garden









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To view this property please contact Connells on

**T 01923 674504**  
**E [leavesden@connells.co.uk](mailto:leavesden@connells.co.uk)**

1 Cunningham Way Leavesden  
 Abbots Langley WD25 7NG

EPC Rating: C    Council Tax  
 Band: D

Tenure: Freehold

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