Connells

Neilson Close
Watford

Neilson Close
Watford WD18 7EG

for sale
£650,000

Property Description

Connells are delighted to present this rarely available and spacious mid-terraced town house, situated within a sought-after residential development in West Watford. Arranged over three floors and offering versatile accommodation, this impressive home is ideal for growing families and those seeking flexible living space.

The ground floor comprises a welcoming entrance hall, a modern kitchen/dining room, a separate utility room, cloakroom and an additional study room. To the first floor is a sizeable reception room which could alternatively be utilised as a fourth double bedroom, alongside a generous principal bedroom benefiting from an en-suite bathroom.

The second floor offers two further substantial double bedrooms and a family bathroom, creating flexible accommodation as a three/four-bedroom home. Externally, the property benefits from off-street allocated parking, a landscaped rear garden.

Ideally located close to local amenities, highly regarded schools including the Watford Grammar Schools, and excellent transport links via Watford Metropolitan Station, Watford Junction, the M1 and M25. Watford Town Centre and Cassiobury Park are both nearby, offering a wide range of shopping, dining, leisure facilities and picturesque green spaces.

Early viewing is strongly recommended.

Agents Note

There is a maintenance charge of approx. £290 PA. This includes road maintenance lighting, and general maintenance of the greenery.

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 Hall

Cloakroom

Study

Kitchen / Dining Room

Utility

First Floor Landing

Reception / Bedroom Three

Bedroom One

En-Suite

Second Floor Landing

Bedroom Two

Bedroom Four

Bathroom

Outside

Front Garden

Rear Garden

Ground Floor **First Floor** **Second Floor**

Total floor area 135.4 m² (1,457 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

T 01923 230 403
E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315387

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk