

Connells

St. Marys Road
Watford

St. Marys Road
Watford WD18 0EF

for sale guide price
£450,000







Property Description

Connells are delighted to present this well-presented and extended five-bedroom mid-terrace townhouse, ideally located in the heart of Central Watford.

Arranged over three floors, this spacious family home offers versatile accommodation throughout, featuring a generous reception room, a modern fitted kitchen, five well-proportioned bedrooms, and a contemporary family bathroom.

The property further benefits from two separate utility rooms, an additional shower room, and an en-suite to one of the bedrooms, providing ample space for growing families or those seeking flexible living arrangements.

Externally, the property boasts a well-maintained south-facing rear garden, perfect for relaxing or entertaining, while on-street permit parking is available for residents.

Ideally positioned for commuters, the property enjoys excellent transport connections, with Watford High Street and Watford Junction stations both within easy reach, as well as convenient access to the M1 and A41. Families will appreciate the property's location within the catchments area of several highly regarded schools, including the sought-after Watford Grammar School for Girls.

Watford's vibrant town centre, shopping centre, and High Street are just a short walk away, offering an excellent selection of shops, restaurants, cafés, entertainment venues, and leisure facilities.

To arrange a viewing or for further information, 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 Hall

Living /Dining Room

Bay window to front aspect.

Kitchen

Utility Area

Bathroom

Window to rear aspect.

First Floor Landing

Bedroom One

Window to front aspect.

Bedroom Three

Window to rear aspect.

Bedroom Five

Windows to rear aspect.

Dressing Room

Shower Room

Second Floor Landing

Bedroom Four

Window to rear aspect.

Bedroom Two/Lounge

Window to rear aspect.

Utility Room

Window to front aspect.

Ensuite Shower Room

Window to front aspect.

Outside

Front Garden

Rear Garden

South-facing rear garden.










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ENGLAND


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Total floor area 99.6 m² (1,072 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/WTF314278

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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