Connells

Kenilworth Gardens
Watford

Kenilworth Gardens
Watford WD19 6TS

for sale offers over
£250,000

Property Description

Connells are delighted to present this well-appointed first-floor maisonette, ideally situated in a popular residential location close to local shops, transport links and everyday amenities.

Offering bright and spacious accommodation throughout, this attractive home features a sizeable reception room, a modern fitted kitchen designed to maximise practicality and storage. The property further benefits from a separate utility area, a generous double bedroom and a contemporary shower room suite, finished to a high standard.

A particular highlight of the property is the private south-facing rear garden, offering a wonderful outdoor space to enjoy throughout the year and complete with a useful storage shed.

The property is conveniently positioned within easy reach of a variety of local shops, supermarkets, restaurants and leisure facilities, while excellent transport connections are available nearby. Bus routes serve the surrounding area, and both Bushey and Carpenders Park stations are within easy reach, providing convenient links into Central London. Watford town centre is also only a short distance away, offering an extensive range of shopping, dining and entertainment options.

This property represents an ideal opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking a well-located addition to their portfolio.

Early viewing is highly recommended.

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 Hall

Front door, storage cupboard, radiator, doors to all rooms.

Utility Area

Window to side aspect, built in shelving and storage, plumbing for washing machine, space for tumble dryer.

Living Room

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

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and splashbacks to complement, window to side aspect, sink with drainer, electric eye-level oven, electric hob with extractor hood, integrated dishwasher and fridge/freezer, breakfast bar area,

underfloor heating.

Bedroom One

Windows to side aspect, range of fitted wardrobes, radiator.

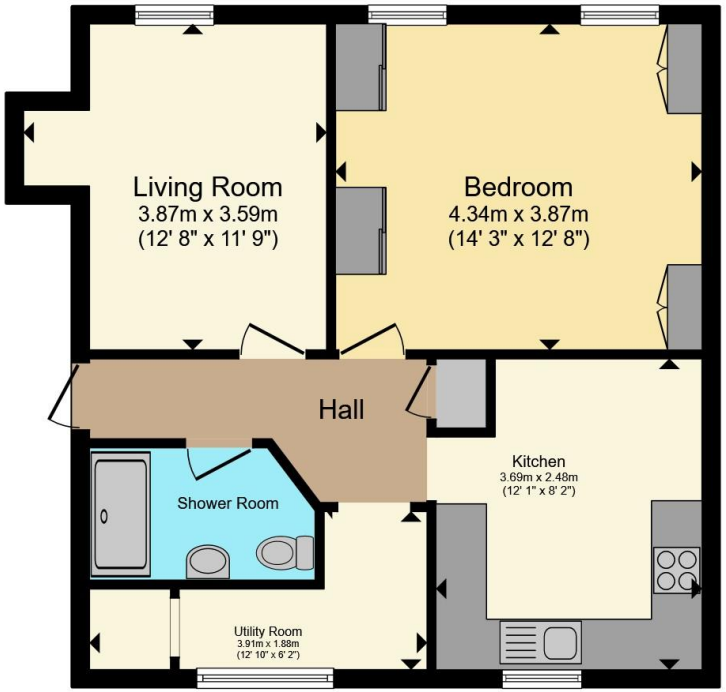
Shower Room

Walk in shower cubicle, WC, vanity wash hand basin, built in storage, heated towel rail.

Outside

Rear Garden

South facing rear garden, covered pergola patio area leading to laid lawn area, storage shed.



First Floor

Total floor area 56.2 m² (605 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

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: D

Council Tax Band: B

Service Charge: 1239.50

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315403

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.