



Connells

Whippendell Road
Watford



Property Description

****Guide Price £500,000 - £525,000**.** Connells are delighted bring this well-presented mid-terraced to the market that is situated on a highly sought-after road in Watford. The property comprises of a two reception rooms, a large kitchen/ diner, four well-proportioned bedrooms and a family bathroom suite and benefits from an additional lean to with cloakroom, a well-maintained rear garden, permitted on-street parking and the potential to extend (STPP).

An ideal family home the property is positioned within walking distance to Watford Met Station, the sought after Grammar Schools, popular Cassiobury Park and local amenities. Major road links such as the M1, M25 and A41 are all within easy access from the property.

For more information or to arrange a viewing, please contact Connells today.

Entrance Porch

Front door, door to entrance hall.

Entrance Hall

Door to front aspect, stairs to first floor landing, radiator.

Living Room

14' 7" Into Bay x 11' 8" MAX (4.45m Into Bay x 3.56m MAX)

Bay window to front aspect, feature fire place,

television point, telephone point, radiator.

Dining Room

11' 8" MAX x 9' 4" MAX (3.56m MAX x 2.84m MAX)

Window to rear aspect, radiator.

Kitchen / Diner

22' 7" x 11' 2" (6.88m x 3.40m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, cooker point, plumbing for washing machine, space for fridge freezer.

Window to side aspect, under-stairs storage, radiator, space for dining area.

Lean To

Door to rear garden, access to cloakroom.

Cloakroom

WC.

First Floor Landing

Stairs from entrance hall, loft access.

Bedroom One

16' Into Bay x 15' MAX (4.88m Into Bay x 4.57m MAX)

Bay window to front aspect, window to front

aspect, radiator.

Bedroom Two

11' 9" MAX x 10' 3" MAX (3.58m MAX x 3.12m MAX)

Window to rear aspect, feature fire place, radiator.

Bedroom Three

11' x 9' (3.35m x 2.74m)

Window to side aspect, radiator.

Bedroom Four

7' 6" x 6' 5" (2.29m x 1.96m)

Window to rear aspect.

Bathroom

Window to side aspect, bath with mixer taps and overhead shower, WC, wash hand basin, radiator.

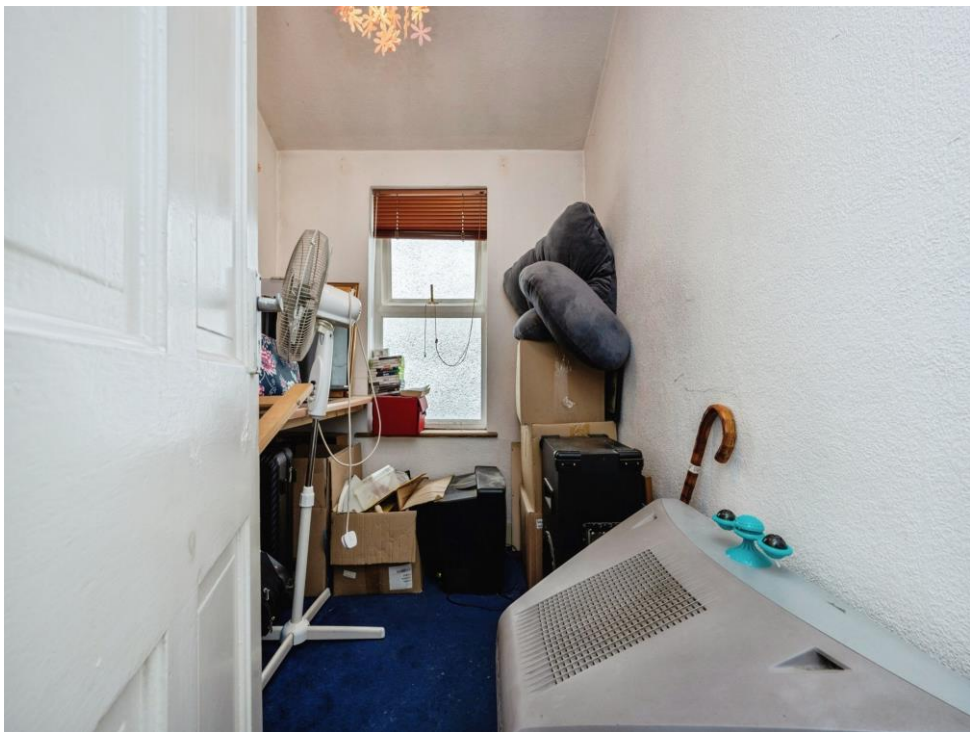
Outside

Front Garden

Rear Garden

Paved patio area, laid lawn.









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.focalagent.com

To view this property please contact Connells on

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6 The Parade
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314321



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