





Property Description

**** NO UPPER CHAIN **** Connells are delighted to present this three-bedroom 'non-standard' end-terraced family home, offered to the market with no upper chain and providing excellent potential for refurbishment, modernisation and extension (STPP).

Situated on a popular residential road, this spacious property offers versatile accommodation throughout and represents an ideal opportunity for families, investors, or buyers looking to create their dream home. The ground floor comprises two generous reception rooms, a fitted kitchen, separate utility room, conservatory, additional storage room and a convenient cloakroom.

Upstairs, there are three well-proportioned bedrooms and a family shower room. Externally, the property benefits from driveway parking, a garage and a private rear garden, providing ample outdoor space for relaxing and entertaining.

The property is well positioned for a range of local amenities, including nearby shopping facilities, supermarkets, cafés and leisure amenities, and highly regarded schools. There are a range of transport links, with Bushey and Watford stations within easy reach, providing direct services into London as well as major road connections, including the M1, M25 and A41.

Early viewing is highly recommended.

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

Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Agents Note:

Please note that the AML fee covers 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 Porch

Entrance Hall

Reception Room

Dining Room

Kitchen

Utility Room

Conservatory

Utility

Lean To & Storage

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

Outside

Front Garden

Garage

Rear Garden

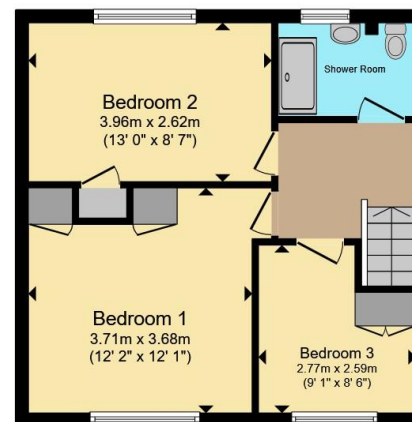








Ground Floor



First Floor

Total floor area 135.2 m² (1,455 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

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

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314920



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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