



**Connells**

# Sootheron Road Watford



## Property Description

\*\* Guide Price £375,000 - £400,000 \*\*

Connells are pleased to bring this well-presented mid-terraced house to the market that is situated on a popular residential road within the Estcourt Conservation Area in Central Watford. The property comprises of a sizeable through lounge, a fitted kitchen, two well-proportioned bedrooms and a family bathroom. Benefits include an additional loft room equipped with electrics, radiator plumbing, insulation, carpeting, and a skylight. Further benefits include permit parking for up to two vehicles, an easily maintainable rear garden as well as holding the scope for modernisation and potential to extend (STPP).

Ideal for first time buyers, commuters and investors, the property is conveniently located with access to several transport links including Watford Junction Station that has direct links into Southbound London Euston and Northbound Milton Keynes as well as easy access to the A41, M1 and M25 motorway links. There are a variety of local shops and amenities within walking distances as well as Cassiobury Park and Watford Town Centre that has further eateries, entertainment and recreational facilities.

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

## Entrance

## Lounge / Dining Room

25' 11" MAX x 11' 2" MAX ( 7.90m MAX x 3.40m MAX )

Windows to front and rear aspect, television

point, telephone point, radiators, stairs to first floor landing.

## Kitchen

12' MAX x 6' 8" + Door Recess ( 3.66m MAX x 2.03m + Door Recess )

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to rear and side aspect, sink with drainer, gas cooker point, plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge/freezer, wall mounted boiler, door to rear garden.

## First Floor Landing

Stairs from reception room, ladder to second floor.

## Bedroom One

12' 2" x 11' 1" ( 3.71m x 3.38m )

Window to front aspect, radiator.

## Bedroom Two

11' 11" MAX x 7' 10" MAX ( 3.63m MAX x 2.39m MAX )

Window to rear aspect, radiator.

## Bathroom

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

## Second Floor

## Loft Room

12' 1" MAX x 9' 8" MAX ( 3.68m MAX x 2.95m MAX )

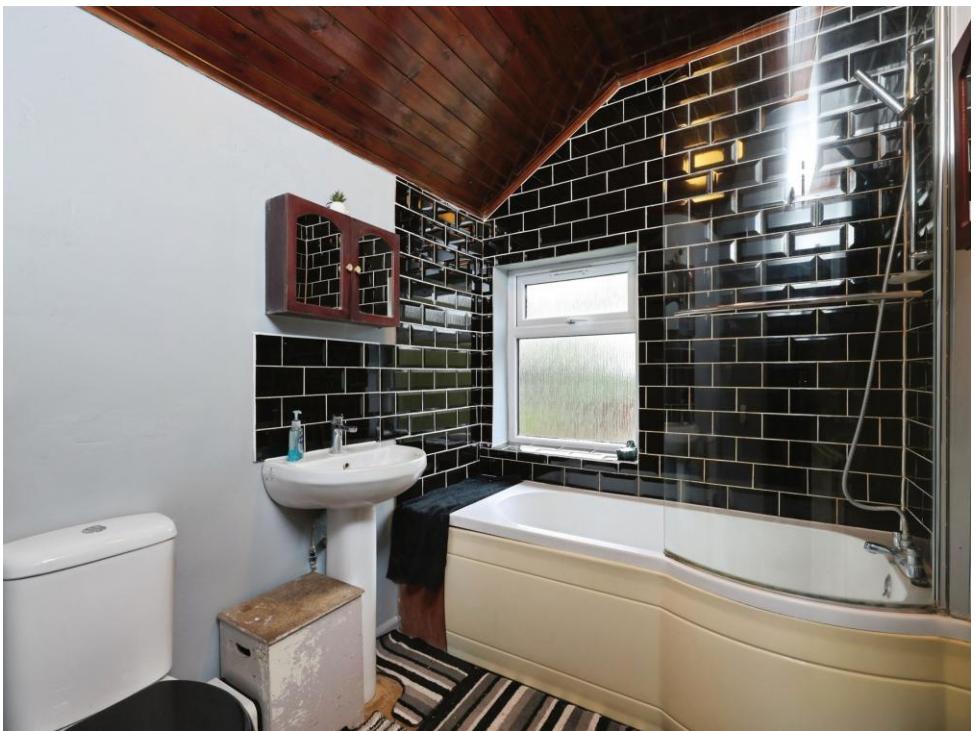
Stairs from first floor landing, electrics, radiator plumbing, insulation, carpeting, skylight, storage in eaves.

## Outside

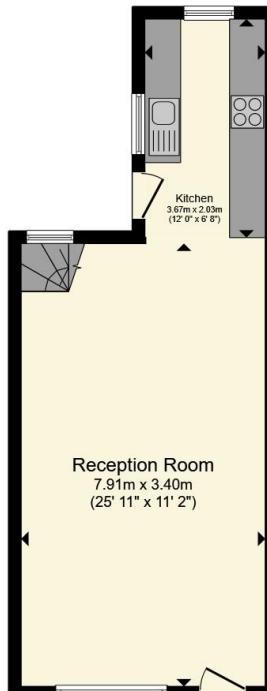
### Rear Garden

Patio area, stairs rising to laid lawn.





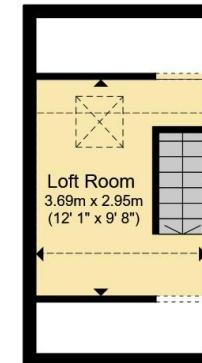




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 84.6 m<sup>2</sup> (911 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314807](http://connells.co.uk/Property/WTF314807)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WTF314807 - 0008