



Connells

Ashridge Drive
Watford



Property Description

**** 35% SHARED OWNERSHIP **** Connells are delighted to present this rarely available, brick-built mid-terraced home, ideally positioned on a quiet residential road in South Oxhey.

The property offers well-balanced accommodation comprising a spacious reception room, a modern fitted kitchen, three generously sized bedrooms and a contemporary family bathroom. Further benefits include a stylish interior throughout, off-street driveway parking and a low-maintenance rear garden.

Perfectly suited to first-time buyers, the home is conveniently located between two key transport links, Carpenders Park Station and Northwood Metropolitan Line Station, both providing direct access into central London. Excellent road connections are also available via the A41 and M1 motorways.

A variety of local amenities are close by, with Watford High Street and Shopping Centre just a short distance away, offering an extensive range of shops, restaurants, leisure and entertainment facilities.

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

Entrance Hall

Front door, stairs to first floor landing, radiator.

Living Room

Window to front aspect, built in storage units, television point, telephone point, radiator.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, gas hob with extractor hood, electric eye level oven, integrated dishwasher, washing machine & fridge/freezer, radiator, door to rear garden.

First Floor Landing

Stairs from entrance hall, loft access.

Bedroom One

Window to front aspect, fitted wardrobes, radiator.

Bedroom Two

Window to rear aspect, fitted wardrobes, radiator.

Bedroom Three

Window to front aspect, fitted wardrobes, radiator.

Bathroom

Windows to rear aspect, bath with mixer taps

and overhead shower, WC, heated towel rail.

Outside

Front Garden

Off-street driveway parking.

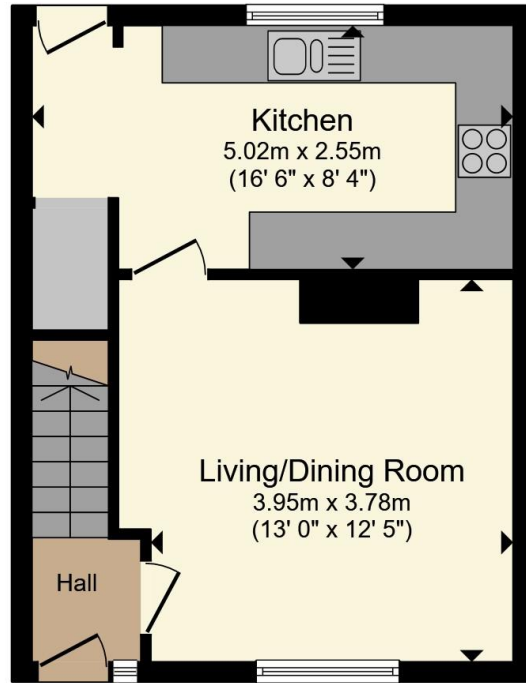
Rear Garden

Paved patio area, laid lawn, side access.

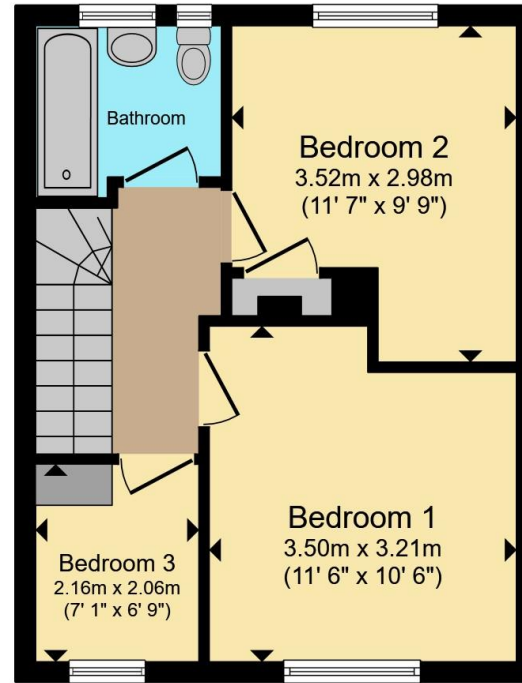








Ground Floor



First Floor

Total floor area 69 m² (742 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
 WATFORD WD17 1AA

EPC Rating: C Council Tax Band: C

Service Charge: 437.16 Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315186

This is a Leasehold property with details as follows; Term of Lease 990 years from 19 Jul 2022. 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WTF315186 - 0003