



Connells

Perivale Gardens
WATFORD



Property Description

Situated in the ever-popular Kingswood development, this spacious three-bedroom semi-detached home occupies a peaceful residential position, ideal for families and commuters alike.

Offering well-balanced accommodation throughout, the property features a welcoming entrance hall leading into a bright front-facing lounge, which seamlessly flows into a conservatory overlooking the rear garden-creating an excellent space for both relaxing and entertaining. The extended kitchen provides ample worktop and storage space, while a convenient ground floor WC adds to the practicality of the layout.

Upstairs, the property comprises three well-proportioned bedrooms, all thoughtfully arranged around a central landing. A modern family shower room and separate WC serve the first floor, ideal for busy households.

Externally, the home benefits from off-road parking to the front and a garage, along with a well-maintained rear garden, offering a private outdoor retreat perfect for family enjoyment or summer entertaining.

Perivale Gardens is ideally positioned for access to a range of highly regarded local schools, including Stanborough Primary & Secondary Schools and Leavesden Green JMI, making it a superb choice for families. The property also enjoys excellent connectivity via the North Orbital Road, providing easy access to the M25 and M1, perfect for commuters.

Don't miss out on this fantastic family home in a sought-after location, Early viewing is highly recommended



Entrance Hall

Front door.

Lounge

11' 3" x 11' 6" (3.43m x 3.51m)

Window to front, doors to conservatory,

Conservatory

10' 5" x 9' 6" (3.17m x 2.90m)

Wc

WC.

Kitchen

16' 1" x 6' 4" (4.90m x 1.93m)

Cooker point, stainless steel sink with drainer,
wall and base units.

First Floor Landing

Bedroom 1

13' 2" max x 10' 2" (4.01m max x 3.10m)

Bay window to rear.

Bedroom 2

9' 11" x 10' 7" max (3.02m x 3.23m max)

Bay window to front.

Bedroom 3

12' 3" max x 6' 7" (3.73m max x 2.01m)

Windows to side and rear.

Shower Room

Basin, shower cubicle.

Wc

WC.

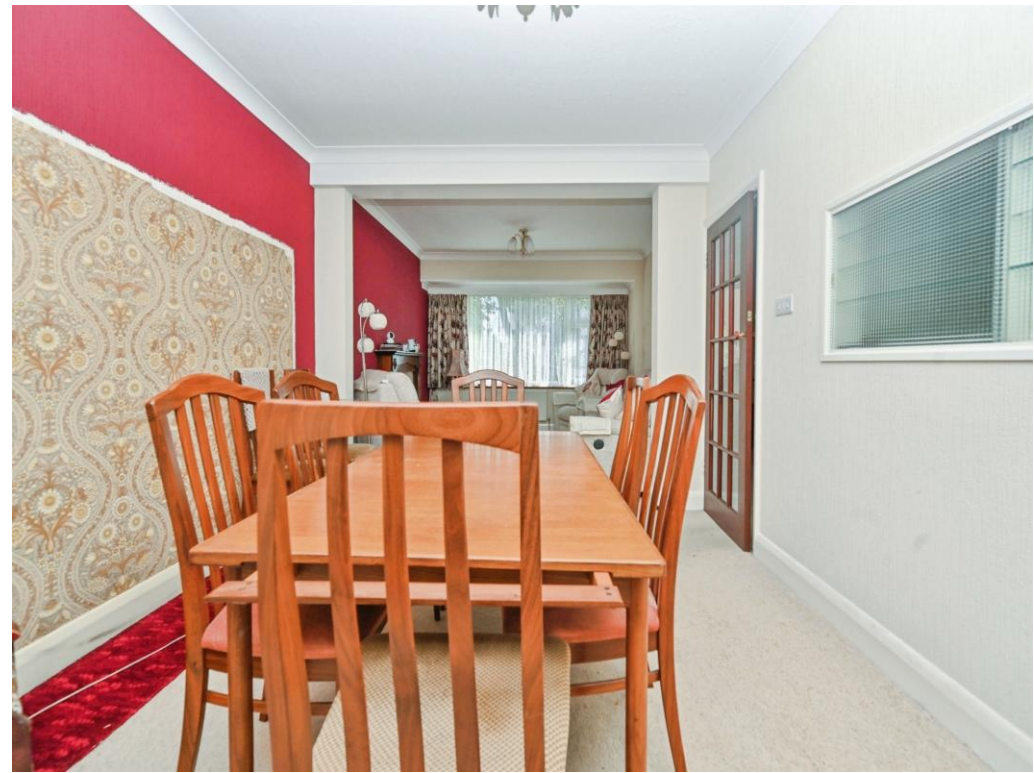
Outside

Front Garden

Off road parking.

Rear Garden

Double garage.









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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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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