

Connells

Benskin Road
Watford

Benskin Road
Watford WD18 0HW

for sale offers in excess of
£475,000







Property Description

** NO UPPER CHAIN - TENANT IN SITU ** Situated in a highly sought-after residential location, this well-presented three-bedroom end-terraced home is offered to the market with no upper chain and provides spacious, versatile accommodation throughout, making it an ideal purchase for families, first-time buyers and investors alike.

The ground floor comprises a welcoming entrance porch leading into a generous dual-purpose reception room, a modern fitted kitchen and a convenient downstairs cloakroom completes the ground floor accommodation.

To the first floor, the property benefits from three off-landing bedrooms, including a spacious principal bedroom, a well-proportioned second bedroom and a third bedroom/study, alongside a family bathroom.

Externally, the property enjoys an easily maintainable rear garden, ideal for relaxing and entertaining, while the end-terrace position offers potential to extend (STPP).

The property is ideally located within close proximity to Watford General Hospital, Watford Metropolitan Station and Watford High Street Station, providing excellent transport links into Central London and surrounding areas. The property also falls within the catchments area of the highly regarded Watford Grammar Schools and is conveniently positioned near a variety of local shops, parks, restaurants and leisure facilities. Cassiobury Park, the Watford shopping centre and major road links including the M1 and M25 are all easily accessible.

Viewing is highly recommended.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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

Living Room

Cloakroom

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Front Garden

Rear Garden







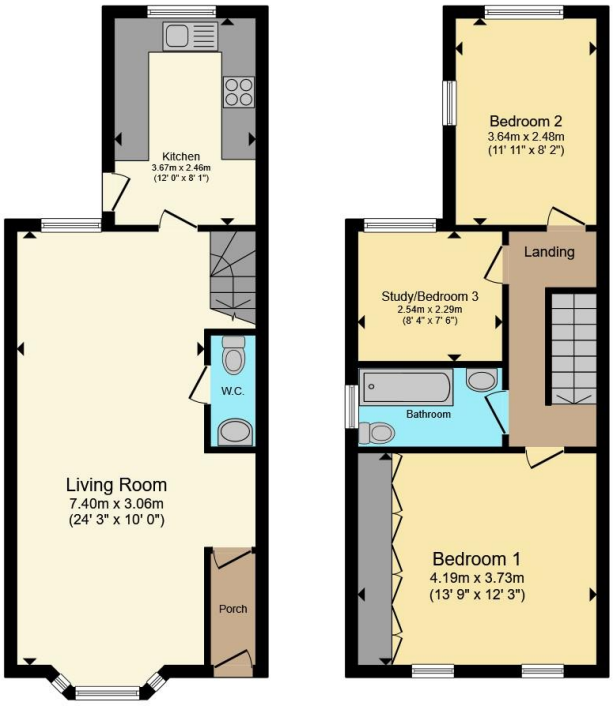












Ground Floor **First Floor**

Total floor area 83.0 m² (894 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

Connells

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/WTF315458

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.