



Connells

Codicote Drive
WATFORD

Codicote Drive WATFORD WD25 9QT

for sale offers over
£575,000



Property Description

This vast property is perfect for the growing family, with a large lounge/ diner, modern fitted kitchen, study, utility area downstairs shower room and bedroom 4/ living space. Additionally, there is an outhouse (former garage) that is now a study/ activity room. All this downstairs space would be perfect for entertaining with doors from the diner to a patio area of the well-maintained rear garden. Upstairs off the landing are three well sized bedrooms and a family bathroom. There is a garage with two storage spaces to its rear and the paved driveway offers parking while the rear garden has a patio area laid to lawn.

Located within easy reach of major road links M1, M25 and A41, amenities and a range of the local highly regarded secondary and primary schools your early viewing is highly recommended.

Entrance Hall

Front door.

Lounge/ Dining Room

23' plus bay x 12' 2" max (7.01m plus bay x 3.71m max)

Open plan, two radiators, bay window to front, patio doors to rear garden.

Kitchen

11' max x 9' 8" max (3.35m max x 2.95m max)

Fitted kitchen comprising wall and base units,

stainless steel sink with drainer, cooker point with cooker hood.

Utility Area

Study

5' 6" x 10' 2" (1.68m x 3.10m)

Door to front, radiator.

Bedroom 4/ Study/ Living Space

13' 5" x 8' 9" (4.09m x 2.67m)

Radiator, window, door to rear garden.

Shower Room

Shower cubicle, extractor fan, WC, wash hand basin.

First Floor Landing

Bedroom 1

12' 8" max x 9' 8" max (3.86m max x 2.95m max)

Radiator, fitted wardrobes, window.

Bedroom 2

10' 2" max x 10' 11" into wardrobes (3.10m max x 3.33m into wardrobes)

Radiator, window, fitted wardrobe.

Bedroom 3

8' 11" max x 7' 10" max (2.72m max x 2.39m max)

L shaped, radiator, window, built in wardrobe.

Bathroom

Wash hand basin, window, WC, bath.

Outside

Front Garden

Paved.

Rear Garden

Lawn area.

Former Garage

Outhouse.









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: C Council Tax
 Band: D

Tenure: Freehold

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