





## Property Description

Located in a popular residential area of North Watford, this beautifully presented extended detached family home is arranged over three floors and offers spacious, versatile accommodation throughout.

The ground floor features a sizeable reception room, a stylish modern integrated kitchen/diner ideal for family living and entertaining, and a convenient cloakroom. The first floor comprises three well-proportioned bedrooms, one with an en-suite shower room and a contemporary family bathroom, while occupying the entire second floor is an impressive principal bedroom suite.

Externally, the property benefits from a landscaped rear garden, off-street driveway parking and a detached garage.

Ideally situated close to well-regarded schools, local amenities, transport links and major road networks including the M1, M25 and A41, this fantastic family home combines space, style and convenience in an excellent location.

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

## Agents Note

Please note that the AML fee covers 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 Hall

Front door, stairs to first floor landing, radiator.

## Living Room

Bay window to front aspect, television point, telephone point, radiator.

## Cloakroom

WC, wash hand basin, radiator.

## Kitchen / Dining Room

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

Patio doors to rear garden, space for dining area, radiator, storage cupboard.

## First Floor Landing

Stairs from entrance hall, window to side aspect, stairs to first floor landing, radiator.

## Bedroom Two

Window to rear aspect, fitted wardrobes, radiator, door to en-suite.

## En-Suite

Shower cubicle, WC, wash hand basin, heated towel rail.

## Bedroom Three

Window to front aspect, radiator.

## Bedroom Four

Window to front aspect, radiator.

## Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, heated towel rail.

## Second Floor Landing

Stairs from first floor landing.

## Bedroom One

Two velux windows to front aspect, radiator, storage in eaves.

## Outside

### Front Garden

Block paved driveway, access to garage, side access, laid lawn area, shrubberies, pathway to front door.

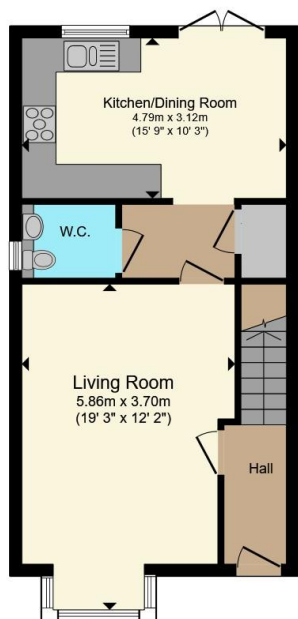
### Garage

Up and over door, door to rear garden.

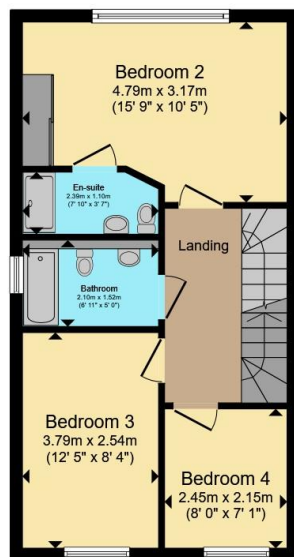
### Rear Garden

Paved patio area, side access, garage access, laid lawn.

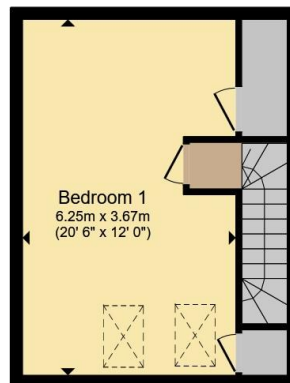




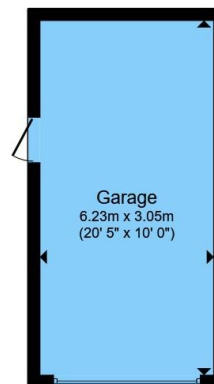
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 135.0 m<sup>2</sup> (1,454 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

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EPC Rating: B Council Tax  
Band: F

Tenure: Freehold

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