



**Connells**

The Roundway  
Watford



## Property Description

Connells are pleased to bring this well-presented, mid-terraced house to the market that is situated within West Watford offering easy access to Watford General Hospital and Watford Met Station. Comprising of a welcoming entrance hallway, two reception rooms, a well-appointed fitted kitchen, four well-proportioned bedrooms and family bathroom. Benefits include a separate lean to, a downstairs cloakroom, an expansive landscaped rear garden, outbuilding with electrics, the potential for off-street driveway parking (subject to dropped curb), additional residential parking as well as holding the potential to extend (STPP).

Conveniently located with easy access to the sought after Grammar Schools, local amenities including excellent transport link to the surrounding areas and motorway network M1, M25 and A41. The Town Centre can be accessed via approximately a 20-minute walk with its vast array of amenities to include the Atria shopping centre, restaurants, bars, entertainment facilities and the award winning Cassiobury Park.

Your viewing is highly recommended.

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

## Entrance Porch

Door to front aspect, windows to front aspect, door to entrance hall.

## Entrance Hall

Stairs to first floor landing, under-stairs storage, radiator, door to lean to.

## Lean To

Door to cloakroom.

## Cloakroom

WC, wash hand basin, radiator.

## Lounge

15' 5" + Door Recess x 11' 4" ( 4.70m + Door Recess x 3.45m )

Sliding patio doors to rear garden, television point, telephone point, radiator.

## Dining Room

10' 8" x 7' 9" ( 3.25m x 2.36m )

Window to rear aspect, radiator.

## Kitchen

7' 6" x 12' 6" ( 2.29m x 3.81m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, eye level electric oven, gas hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer.

## First Floor Landing

Stairs from entrance hall, airing cupboard, loft access.

### Bedroom One

10' 2" x 11' 8" ( 3.10m x 3.56m )

Window to front aspect, radiator.

### Bedroom Two

13' 9" MAX x 9' 7" + Wardrobe ( 4.19m MAX x 2.92m + Wardrobe )

Window to rear aspect, built in wardrobe, radiator.

### Bedroom Three

8' 5" MAX x 7' 9" + Wardrobe ( 2.57m MAX x 2.36m + Wardrobe )

Window to rear aspect, built in wardrobe, radiator.

### Bedroom Four

10' 8" x 7' 5" ( 3.25m x 2.26m )

Window to rear aspect, radiator.

### Bathroom

Window to front aspect, bath with mixer taps and shower attachment, vanity wash hand basin, WC, heated towel rail.

### Outside

#### Front Garden

Block paved.

#### Rear Garden

Paved patio area, laid lawn, flower bed

planters, access to outbuilding.

### Outbuilding

12' 4" + Door Recess x 20' 9" MAX ( 3.76m + Door Recess x 6.32m MAX )

Door to front aspect, windows to front aspect, lighting & electrics.





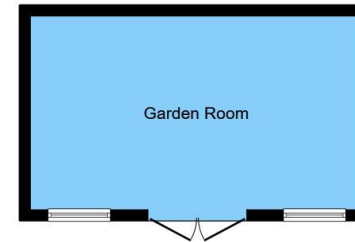




**Ground Floor**



**First Floor**



**Outbuilding**

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](http://www.focalagent.com)

To view this property please contact Connells on

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6 The Parade  
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EPC Rating: C    Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF313905](http://connells.co.uk/Property/WTF313905)**



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