



Connells

Hayling Road
Watford



Property Description

Connells are pleased to offer this three-bedroom mid-terraced home, presenting an excellent opportunity for buyers looking to modernise and add value.

The property comprises a spacious reception room, fitted kitchen, downstairs cloakroom, three well-proportioned bedrooms, and a family bathroom.

Offering scope for refurbishment throughout, the property also benefits from potential to extend (STPP), making it ideal for growing families.

Conveniently located close to local shops, schools, and amenities, the property is within easy reach of Carpenders Park Station, providing excellent transport links into London and the surrounding areas.

An ideal family home with fantastic potential. Early viewing is highly recommended.

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.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Entrance Porch

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

Entrance Hall

Door to front aspect, window to front aspect, stairs to first floor landing.

Living Room

Window to front aspect, television point, telephone point, radiator.

Kitchen

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

Inner Hallway

Door to rear garden, under-stairs storage, door to cloakroom.

Cloakroom

WC, wall mounted boiler.

First Floor Landing

Stairs from entrance hall, window to rear aspect, airing cupboard.

Bedroom One

Window to front aspect, built in wardrobe, radiator.

Bedroom Two

Window to front aspect, radiator.

Bedroom Three

Window to rear aspect, built in wardrobe, radiator.

Bathroom

Window to rear aspect, shower cubicle, WC, wash hand basin.

Outside

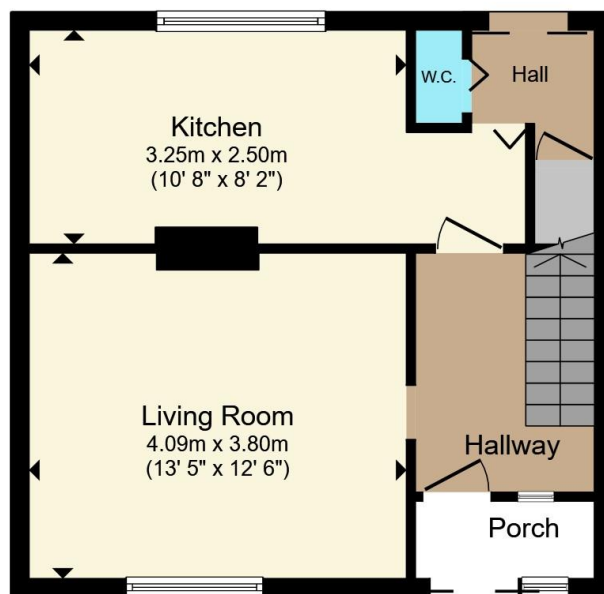
Front Garden

Rear Garden









Ground Floor



First Floor

Total floor area 82.1 m² (883 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: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315370



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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