



Connells

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Swiss Avenue  
Watford



## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are pleased to bring this well-presented semi-detached house to the market that is situated on a sought-after residential road within the Cassiobury Estate.

Property briefly comprises of two reception rooms, a modern fitted kitchen/ diner, a separate utility room, four well-proportioned bedrooms with fitted wardrobes and a family bathroom suite. Benefits include an additional conservatory room, a downstairs shower room, a south facing rear garden, off street parking for two cars, under-floor heating to the tiled areas as well as holding the potential to extend (STPP) - planning permission granted for loft conversion to accommodate 5th and 6th bedrooms and a shower room 25/00979/LDC.

An ideal forever home, the property is conveniently located with access to several transport links including Watford Metropolitan Station as well as the A41, M1 and M25 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments including the Watford Grammar Schools. The vibrant Watford High Street and Shopping Centre is just a short distance away providing numerous shops, eateries, entertainment and recreational facilities.

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

## Entrance Hall

Door to front aspect, stairs to first floor

landing, under-stairs storage, radiator.

## Reception Room

15' 9" Into Bay x 13' 4" MAX ( 4.80m Into Bay x 4.06m MAX )

Bay window to front aspect, television point, telephone point, radiator, bi-fold doors to family room.

## Family Room

13' 8" MAX x 11' 4" + Door Recess ( 4.17m MAX x 3.45m + Door Recess )

Radiator, opening to kitchen/diner.

## Kitchen / Diner

24' 9" MAX x 12' 1" MAX ( 7.54m MAX x 3.68m MAX )

Fitted kitchen comprised of wall and base units with granite worktops and tiling to complement, window to rear aspect, sink with drainer, electric eye level double oven, electric hob with extractor hood, integrated dishwasher, space for fridge/freezer, space for dining area, under-floor heating, doors to conservatory.

## Utility Room

8' 8" MAX x 5' 2" MAX ( 2.64m MAX x 1.57m MAX )

Comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, gas hob with extractor hood, plumbing for washing machine, space for tumble dryer.

## Shower Room

Window to side aspect, walk in shower area, WC, vanity wash hand basin, heated towel rail.

### Conservatory

24' 6" MAX x 8' 2" MAX ( 7.47m MAX x 2.49m MAX )

Windows to rear and side aspect, doors to rear garden, under-floor heating.

### Bedroom Four

16' 7" MAX x 7' 3" + Door Recess ( 5.05m MAX x 2.21m + Door Recess )

Windows to front aspect, double patio doors to front, fitted wardrobes, under-floor heating, door to rear garden, window to rear.

### First Floor Landing

Stairs from entrance hall, loft access, window to side aspect.

### Bedroom One

15' 4" Into Bay x 13' 4" + Wardrobe ( 4.67m Into Bay x 4.06m + Wardrobe )

Bay window to front aspect, fitted wardrobes, radiator.

### Bedroom Two

14' 10" MAX x 11' 4" + Wardrobe ( 4.52m MAX x 3.45m + Wardrobe )

Window to rear aspect, fitted wardrobes, radiator.

### Bedroom Three

10' 4" MAX x 8' 8" + Wardrobe ( 3.15m MAX x 2.64m + Wardrobe )

Window to rear aspect, fitted wardrobes,

radiator.

### Bathroom

Window to front and side aspect, bathtub with Jacuzzi and rain shower overhead, WC, wash hand basin, under-floor heating.

### Loft (planning Permission)

25' 9" x 20' 5" ( 7.85m x 6.22m )

Opportunity for further extension - planing permission granted (25/00979/LDC) for a full loft conversion under permitted development - a hip-to-gable extension, rear dormer, and Velux windows to the front to create two additional bedrooms and a shower room.

### Outside

#### Front Garden

Paved driveway for two cars.

#### Rear Garden

South facing garden, laid to lawn and flower beds, vegetable patch, shed, greenhouse and side access.

### Total Floor Area

1798 sq ft as measured by the architect's plans.





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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

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314796](http://connells.co.uk/Property/WTF314796)**



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