

Connells

Rickmansworth Road
Watford

Rickmansworth Road
Watford WD18 7JG

for sale offers in excess of
£700,000







Property Description

Connells are delighted to bring this well-presented semi-detached town house to the market that is situated on a sought-after residential road in West Watford. The property consists of three floors and comprises of two reception rooms, a modern fitted kitchen with integrated appliances / breakfast room, four double bedrooms and a four-piece bathroom suite. Benefits include an additional family bathroom, downstairs cloakroom, a landscaped enclosed rear garden, a double garage with electric gates which is accessed via a road to the rear and provides access to the garden and steps provide access to the self-contained studio room above.

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

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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

There is a maintenance charge of approx. £200 PA.

Entrance Hall

Door to front aspect, stairs to first floor landing, under-stairs storage, radiator.

Cloakroom

Window to front aspect, WC, wash hand basin, radiator.

Kitchen / Breakfast Room

17' 9" x 8' (5.41m x 2.44m)

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

Living Room

15' 6" x 10' 5" (4.72m x 3.17m)

Through lounge into conservatory room, television point, telephone point, radiator.

Conservatory

15' 6" x 8' 8" (4.72m x 2.64m)

Windows to rear aspect, door to rear garden, radiator.

First Floor Landing

Stairs from entrance hall, stairs to second floor landing, radiator.

Bedroom One

15' 6" + Wardrobe x 10' 10" MAX (4.72m + Wardrobe x 3.30m MAX)

Windows to front aspect, built in wardrobe, radiator.

Bedroom Two

15' 6" x 12' (4.72m x 3.66m)

Windows to rear aspect, radiator.

Bathroom

Bath with mixer taps, shower cubicle, WC, his & hers sinks, heated towel rail.

Second Floor Landing

Stairs from first floor landing.

Bedroom Three

15' 6" MAX x 11' 5" MAX (4.72m MAX x 3.48m MAX)

Window to front aspect, radiator.

Bedroom Four

15' 6" MAX x 10' 5" MAX (4.72m MAX x 3.17m MAX)

Window to rear aspect, radiator.

Bathroom

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

Outside

Front Garden

Stairs rising to front door.

Rear Garden

Enclosed split level rear garden, fully paved, stairs rising to self contained studio/play room, door to garage.

Garage

18' 2" x 16' 11" (5.54m x 5.16m)

Accessed via a road to the rear, up and over doors, rear access to rear garden.

Contained Studio/ Play Room

18' 10" MAX x 17' 11" MAX (5.74m MAX x 5.46m MAX)

Window to rear and side aspect, power, lighting.








QUEEN


QUEEN


Laundry







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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6 The Parade
WATFORD WD17 1AA

EPC Rating: C

Council Tax Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314642

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.

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