Connells

Stanmore Road
Watford

Stanmore Road
Watford WD24 5ET

for sale offers in excess of
£400,000

Property Description

Connells are delighted to bring this charming and beautifully presented two double bedroom character home to the market, situated on the ever-popular Stanmore Road, ideally located for Watford Junction Station and the town centre.

Boasting excellent kerb appeal, this attractive period property effortlessly combines modern living with an abundance of original character features.The accommodation comprises an inviting entrance hall, two versatile reception rooms, a contemporary fitted kitchen, two generous double bedrooms and two modern bathroom suites.

The ground floor offers flexible living space ideal for both families and professionals alike, with two well-proportioned reception rooms featuring solid wooden flooring, a striking feature fireplace and a beautiful bay window that floods the property with natural light. The modern kitchen is fitted with a range of contemporary wall and base units and provides direct access to the rear garden.

To the first floor are two well-sized double bedrooms, complemented by stylish bathroom facilities, creating practical and comfortable accommodation throughout.

Externally, the property benefits from a private low-maintenance rear garden, providing an ideal space for entertaining, relaxing and enjoying outdoor living without the upkeep of a larger garden.

Further highlights include sash windows, period detailing, gas central heating, freehold tenure and the significant advantage of being offered to the market with no upper chain.

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.

Entrance Hall

Front door, solid wooden flooring, stairs to first floor landing, radiator, doors to living room and dining room.

Living Room

Bay window to front aspect, feature fireplace, solid wooden flooring, radiator, television point, opening to dining room.

Dining Room

Window to rear aspect, solid wooden flooring, radiator, understairs storage cupboard, ample space for dining table and chairs, access to kitchen.

Kitchen

Modern fitted kitchen comprising a range of wall and base units with work surfaces to complement, sink with drainer, integrated oven and hob with extractor hood, space for appliances, tiled splashbacks, window to side aspect and door leading to rear garden.

Ground Floor Shower Room

Modern suite comprising walk-in shower cubicle, wash hand basin, WC, heated towel rail, tiled walls and flooring, obscured window to rear aspect.

First Floor Landing

Loft access, radiator, doors to all rooms.

Bedroom One

Window to front aspect, radiator, fitted storage, ample space for additional bedroom furniture, door to en-suite.

En-Suite Bathroom

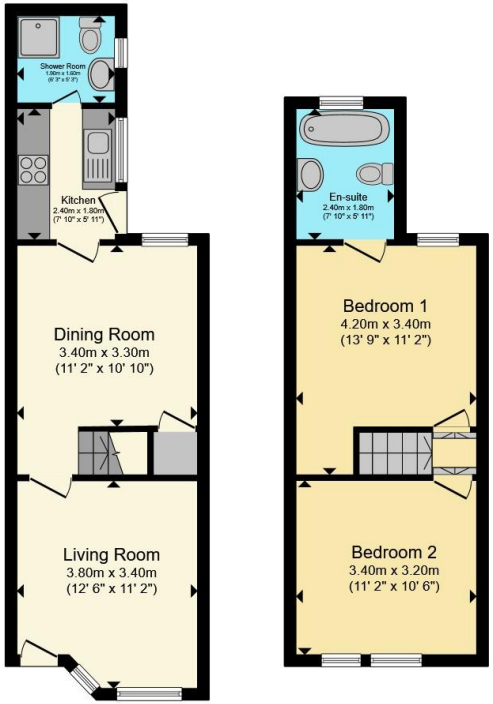
Modern suite comprising panel enclosed bath with shower attachment, wash hand basin, WC, heated towel rail, tiled walls and flooring, obscured window to rear aspect.

Bedroom Two

Window to rear aspect, radiator, storage cupboard, space for freestanding furniture.

Rear Garden

Private, low-maintenance rear garden with patio area, ideal for outdoor entertaining and al fresco dining, enclosed by fencing.



Ground Floor **First Floor**

Total floor area 62.8 m² (676 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

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To view this property please contact Connells on

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6 The Parade
WATFORD WD17 1AA

EPC Rating: D

Council Tax
Band: C

Tenure: Freehold

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