



Connells

Milton Street
Watford



Property Description

**** NO UPPER CHAIN **** Connells are pleased to present this two double bedroom mid-terraced home, offered to the market with no upper chain and ideally positioned within easy reach of Watford Junction Station, local shops and amenities.

The property comprises a sizeable reception room, a modern kitchen/diner, two well-proportioned double bedrooms, a family bathroom and separate shower room. Externally, the home benefits from an easily maintainable rear garden and offers potential to extend (STPP), making it an excellent opportunity for first-time buyers, investors or those looking to add value.

The property is conveniently located close to a variety of local shops, schools and leisure facilities, while Watford town centre offers an extensive range of shopping, dining and entertainment options. Excellent transport links, including Watford Junction's direct services into London, make this property ideal for commuters.

Viewing is highly recommended.

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

Living Room

Dining Area

Kitchen / Diner

Bathroom

First Floor Landing

Bedroom One

Bedroom Two

Shower Room

Outside

Front Garden

Rear Garden









Total floor area 86.7 m² (933 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: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315505



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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