

Connells

Monica Close
Watford

Monica Close
Watford WD24 4GZ

for sale offers in excess of
£435,000







Property Description

** NO UPPER CHAIN ** Connells are delighted to present this well-proportioned two double bedroom staggered mid-terraced home, ideally situated in a popular residential location and offering excellent potential to extend (STPP). Perfect for first-time buyers, investors or those looking to put their own stamp on a property, this home benefits from a sizeable reception room, a well-appointed kitchen/diner and an expansive rear garden.

The accommodation comprises an entrance hall leading to a spacious living room with direct access to the rear garden and a separate kitchen/diner enjoys ample worktop and storage space. To the first floor, the property offers two double bedrooms, alongside a family bathroom suite. Externally, the standout feature is the generous rear garden, offering excellent outdoor space and potential for future extension (STPP).

The property is conveniently located within easy reach of a range of local shops, supermarkets, schools and leisure facilities. The property benefits from excellent transport links, with nearby bus routes and easy access to Watford Junction Station, providing direct services into London Euston. Major road links including the M1, M25 and A41 are also close by, making this an attractive location for commuters. Nearby parks and green spaces further enhance the appeal for families and professionals alike.

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

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

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Outside

Front Garden

Rear Garden







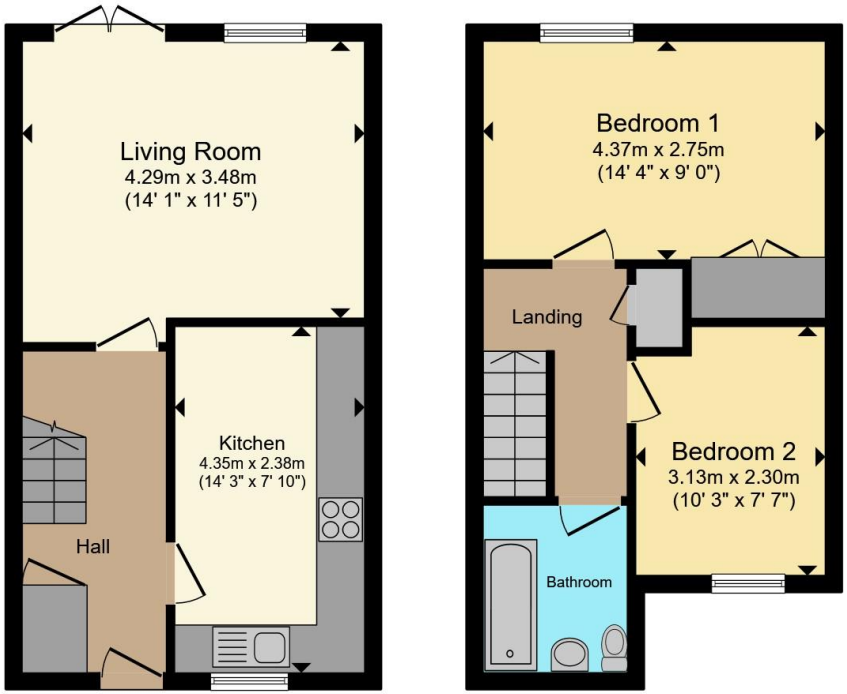









BBQ



Total floor area 65.0 m² (700 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
WATFORD WD17 1AA

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315455

The Property Ombudsman

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TRADINGSTANDARDS.GOV.UK

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.