



Connells

Cassiobridge Road
Watford



Property Description

GUIDE PRICE £475,000 - £490,000 Connells are pleased to bring this well-presented extended end terraced house to the market that is situated on a popular residential road in West Watford. The property briefly comprises of a sizeable through lounge with feature fireplace, a modern fitted kitchen, three off-landing bedrooms and an off-landing family bathroom. Benefits include an additional family room/ fourth bedroom, a newly fitted boiler, a landscaped rear-garden, a downstairs WC as well as holding the potential for further extension (STPP).

An ideal family home, the property is conveniently located with access to several transport links including Watford Metropolitan line as well as easy access to the A41, M25 & M1 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments including Watford Grammar School for Boys. The property is also within walking distance to local shops and the award winning Cassiobury park with the vibrant Watford High Street and Shopping Centre being a short distance away providing further amenities, eateries, entertainment and recreational facilities.

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

Entrance Porch

Front door, door to living/dining room, window to front and side aspect.

Lounge / Dining Room

25' Into Bay x 13' MAX (7.62m Into Bay x 3.96m MAX)

Bay window to front aspect, feature fire place, television point, telephone point, radiator, stairs to first floor landing, under-stairs storage.

Cloakroom

Window to rear aspect, WC, vanity wash hand basin.

Kitchen

11' 5" x 8' 2" (3.48m x 2.49m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, eye level electric oven, gas hob with extractor hood, integrated washing machine and dishwasher, space for fridge/freezer.

Family Room / Bedroom Four

9' 9" x 9' 3" (2.97m x 2.82m)

Window to rear aspect, patio door to rear garden, radiator.

First Floor Landing

Stairs from lounge, loft access.

Bedroom One

10' 6" MAX x 12' 7" MAX (3.20m MAX x 3.84m MAX)

Windows to front aspect, fitted wardrobes,

radiator.

Bedroom Two

11' MAX x 7' 9" MAX (3.35m MAX x 2.36m MAX)

Window to rear aspect, feature fire place, radiator.

Bedroom Three

8' 4" MAX x 8' 4" + Door Recess (2.54m MAX x 2.54m + Door Recess)

Window to rear aspect, radiator.

Bathroom

Window to side aspect, bath with mixer taps and overhead shower, WC, vanity wash hand basin, heated hand towel rail.

Outside

Front Garden

Brick wall to left-hand and front boundaries with wrought iron gate leading to entrance porch.

Rear Garden

Fence enclosed, paved patio area, stairs rising to artificial lawn and storage shed, outside tap, side access.

Parking

On-street permitted parking.









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
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314532



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