Connells

Ashby Road
Watford

Ashby Road
Watford WD24 5HS

for sale offers in excess of
£390,000

Property Description

Connells are delighted to bring this well-presented mid-terraced house to the market that is situated on a popular residential road in North Watford. The property comprises two reception rooms, a modern fitted kitchen, two double bedrooms and family bathroom. Benefits include a cloakroom, permitted on-street parking, a well-maintained extensive rear garden as well as holding the potential to extend (STPP).

An ideal family home, the property is conveniently located with access to several transport links including being walking distance to North Watford and Watford Junction Station as well as the M1, M25 & A41 motorways. There are a variety of well-regarded schools within catchments, a range of local shops and amenities within proximity as well as being a short distance from Watford High Street and Shopping Centre that provides numerous shops, eateries, entertainment, and recreational facilities.

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

12' 5" Into Bay x 11' 3" (3.78m Into Bay x 3.43m)

Bay window to front aspect, television point, telephone point, radiator.

Dining Room

13' 6" MAX x 11' 3" MAX (4.11m MAX x 3.43m MAX)

Window to rear aspect, stairs to first floor landing, radiator.

Kitchen

12' 3" MAX x 6' 8" MAX (3.73m MAX x 2.03m MAX)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, electric oven, gas hob with extractor, integrated fridge/freezer, door to rear garden.

Cloakroom

Window to rear aspect, WC, wash hand basin, hand towel rail, plumbing for washing machine.

First Floor Landing

Bedroom One

11' 3" x 10' 8" Plus Cupboard (3.43m x 3.25m Plus Cupboard)

Window to rear aspect, radiator, built in cupboard, door to en-suite.

Bathroom / En-Suite

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

Bedroom Two

12' 8" Into Bay x 11' 3" Plus Cupboard (3.86m Into Bay x 3.43m Plus Cupboard)

Bay window to front aspect, radiator, built in cupboard.

Outside

Front Garden

Rear Garden

Paved patio area, laid lawn.

Ground Floor **First Floor**

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: D

Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313904

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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