







## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are delighted to bring this immaculately presented, extended brick built mid-terraced house to the market that is situated on a popular residential road in Watford. The property consists of three floors, offering ample living accommodation and briefly comprises of a sizeable reception room, a modern fitted kitchen/ dining room, five well-proportioned bedrooms and a family shower room suites. Benefits include an en-suite to the master bedroom, an additional downstairs cloakroom, a landscaped rear garden with shared side access as well as driveway parking for two cars.

The property is located within a prime position, just a stone's throw away from several transport links including Carpenders Park Station the A41 & M1 motorways. There are a variety of well-regarded primary schools, secondary schools and nurseries within catchments. There are a range of local amenities and parks within walking distances as well as Watford Town centre being just a short drive away providing further amenities, eateries, entertainment and recreational facilities.

Viewings are highly recommended.

## Entrance Hall

Storm porch, door to front aspect, stairs to first floor landing, radiator.

## Cloakroom

Window to front aspect, WC, wash hand basin, radiator.

## Living Room

17' Into Bay x 11' 7" MAX ( 5.18m Into Bay x 3.53m MAX )

Bay window to front aspect with new white blinds and full length curtains, television point, telephone point, radiator, sliding patio doors to rear garden.

## Kitchen / Dining Room

21' 7" MAX x 10' 6" MAX ( 6.58m MAX x 3.20m MAX )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, eye level electric double oven, gas hob with extractor hood, plumbing for washing machine, dishwasher, space for tumble dryer and fridge/freezer, space for dining area, radiator, sliding patio doors to rear garden.

## First Floor Landing

Stairs from entrance hall, window to rear aspect, stairs to second floor landing.

## Bedroom One

14' MAX x 12' MAX ( 4.27m MAX x 3.66m MAX )

Window to front aspect, fitted wardrobes and dresser, radiator, door to en-suite.

## En-Suite

Shower cubicle, wash hand basin.

## Bedroom Four

14' 7" MAX x 9' MAX ( 4.45m MAX x 2.74m MAX )

Window to front aspect, new mirrored fitted wardrobe, radiator.

## Bedroom Five

8' 9" x 6' 7" ( 2.67m x 2.01m )

Window to rear aspect, radiator.

## Shower Room

Double shower cubicle, WC, vanity wash hand basin, heated towel rail.

## Second Floor Landing

Stairs from first floor landing, window to rear aspect.

## Bedroom Three

13' 9" x 7' 9" ( 4.19m x 2.36m )

Windows to rear aspect, fitted wardrobe, radiator.

## Bedroom Two

13' x 7' 2" ( 3.96m x 2.18m )

Velux window to front aspect, fitted wardrobe,

storage in eaves, radiator.

## Shower Room

Velux window to front aspect, shower cubicle, WC, vanity wash hand basin.

## Outside

### Front Garden

Paved driveway for two cars.

### Rear Garden

Paved patio area, stairs rising to laid lawn area, further patio area with pergola.



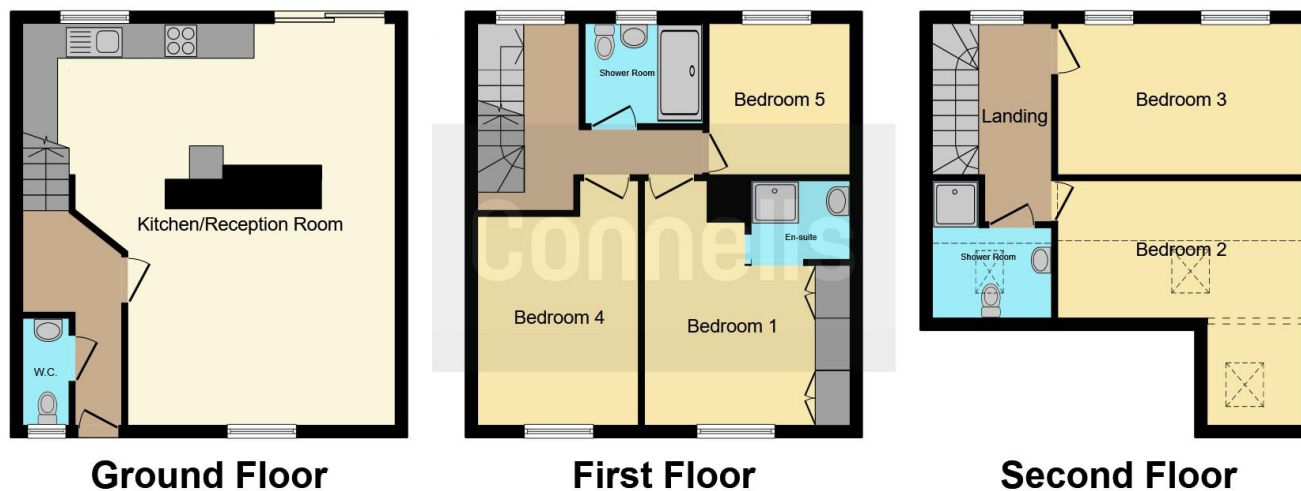












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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6 The Parade  
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EPC Rating: B    Council Tax  
 Band: D

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WTF314187](http://connells.co.uk/Property/WTF314187)



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