



Connells

Pioneer Way
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this well-presented end terraced house to the market that is located on a sought-after residential road in West Watford. The property briefly comprises of two reception rooms, a new modern fitted kitchen, three well-proportioned bedrooms and a re-fitted modern bathroom suite. Benefits include a downstairs cloakroom, off-street driveway parking for two cars, an additional office room, a well-maintained rear garden, garage/utility space as well as holding the potential to extend (STPP).

An idea family home, the property is located within a prime position for access to several transport links including Watford Metropolitan Station as well as the A41, M25 and M1 motorways. There are a variety of well-regarded schools within catchments including Watford Boys Grammar Schools. There is also easy access to Watford General Hospital as well as Watford Town Centre offering a wide variety of amenities, eateries, entertainment and recreational facilities.

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

Agent Note

The seller is open to including items of furniture/white goods within the agreed sale price. Further discussion will need to take place with the seller. Anything agreed should be confirmed via the respective conveyancers.

Entrance Hall

Door to side aspect.

Cloakroom

Window to front aspect, WC, wash hand basin.

Living Room

15' 5" + DOOR RECESS x 8' 10" MAX (4.70m + DOOR RECESS x 2.69m MAX)

Window to rear aspect, television point, telephone point, radiator, door to rear garden.

Dining Room

16' 8" + DOOR RECESS x 8' 11" MAX (5.08m + DOOR RECESS x 2.72m MAX)

Window to front aspect, stairs to first floor landing, under-stairs storage, radiator.

Kitchen

9' 1" x 7' 11" (2.77m x 2.41m)

New modern 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 oven, gas hob with extractor hood, integrated microwave and dishwasher, space for double fridge/freezer.

Office

11' 3" x 7' 10" (3.43m x 2.39m)

Door to garage/utility, fitted cupboards and bookshelves.

First Floor Landing

Stairs from dining room, window to side aspect.

Bedroom One

13' 9" MAX x 9' 7" MAX (4.19m MAX x 2.92m MAX)

Window to front aspect, fitted wardrobes and cabinet, wall mounted television point, radiator.

Bedroom Two

12' x 9' 8" (3.66m x 2.95m)

Window to rear aspect, fitted wardrobes & cabinet, radiator.

Bedroom Three

9' 11" x 7' 5" (3.02m x 2.26m)

Window to front aspect, fitted wardrobe and dressing table, radiator.

Bathroom

Re-fitted bathroom, window to rear aspect, shower cubicle, WC, vanity wash hand basin, hand towel rail.

Outside

Front Garden

Block paved driveway parking for two cars, access to garage/storage.

Garage/Utility

7' 10" x 6' 2" (2.39m x 1.88m)

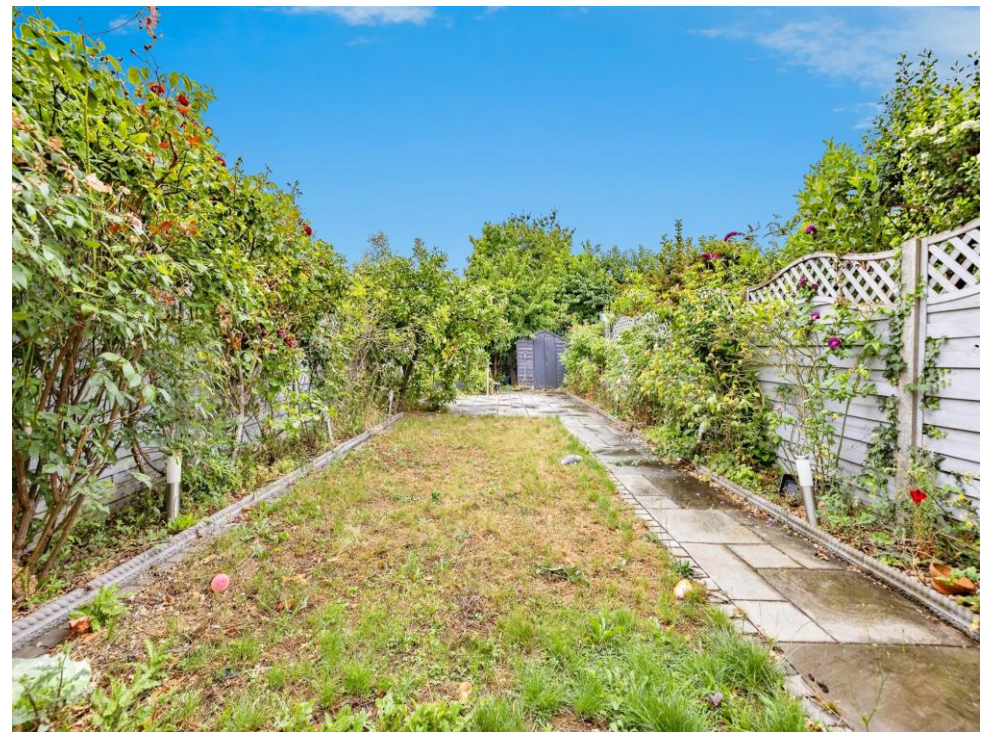
Up and over door, shelving, sink, plumbing for

washing machine, space for tumble dryer.

Rear Garden

Paved patio areas, paved pathway, laid lawn, shed.









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: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314464



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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