





Property Description

Connells are delighted to bring to the market this spacious three-bedroom mid-terraced family home, offered with NO UPPER CHAIN and ideally positioned in a sought-after residential location close to Watford town centre.

The property offers generous living accommodation throughout, comprising two versatile reception rooms, perfect for both family living and entertaining, alongside a modern fitted kitchen providing ample storage and workspace. The ground floor further benefits from a convenient cloakroom/WC.

To the first floor are three well-proportioned bedrooms, all served by a contemporary family bathroom suite finished to a good standard. Externally, the property enjoys a private rear garden, offering an excellent space for relaxing, entertaining, or family enjoyment.

The property is ideally situated within catchments of the highly regarded Watford Grammar Schools and is within walking distance of Watford High Street, offering a variety of shops, restaurants, cafes, and leisure facilities. Excellent transport links are close by, with both Watford High Street and Watford Junction stations providing convenient connections into London and beyond, making this an ideal home for families and commuters alike.

Combining spacious accommodation, an excellent location, and no upper chain, this fantastic property presents a superb opportunity for families, first-time buyers, and investors alike.

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

Cloakroom

Living Room

Dining Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

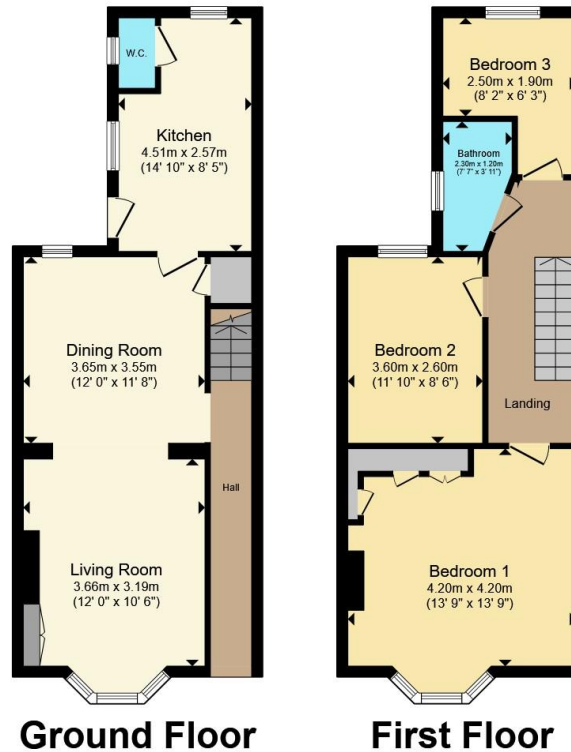
Outside

Rear Garden









Total floor area 94.6 m² (1,019 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
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314997



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.

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