



Connells

Pretoria Road
Watford



Property Description

Offered to the market is this well-proportioned 2/3 bedroom end-of-terrace house, ideally situated on the sought-after Pretoria Road in Watford. Perfectly suited for first-time buyers, this property offers a fantastic opportunity to put your own stamp on a home in a popular residential location.

Located within easy reach of Watford town centre, local amenities, excellent schools, and transport links including Watford Metropolitan Line Station and major road routes such as the M1 and A41.

This is a wonderful chance to create your ideal first home in a prime location. Early viewing is highly recommended.

Entrance Porch

Door to front aspect, window to side aspect, door to lounge.

Reception Room

10' 7" x 10' 8" (3.23m x 3.25m)

Window to front aspect, television point, telephone point, radiator, fire place.

Dining Room

10' 7" x 10' 5" (3.23m x 3.17m)

Window to rear aspect, fire place, radiator, fitted cupboard, stairs to first floor landing, under-stairs storage.

Kitchen



10' 7" x 6' (3.23m x 1.83m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric oven, gas cooker point, extractor hood, wall mounted boiler, plumbing for washing machine, door to rear garden.

Bathroom

Window to rear aspect, bath with mixer taps with shower attachment, WC, wash hand basin.

First Floor Landing

Stairs from lounge/diner.

Bedroom One

10' 8" x 10' 7" (3.25m x 3.23m)

Window to front aspect, radiator, fitted cupboard, loft access.

Bedroom Two

10' 8" x 10' 7" (3.25m x 3.23m)

Window to rear aspect, fitted cupboard, radiator.

Bedroom Three

11' x 6' (3.35m x 1.83m)

Window to rear aspect, radiator.

Outside

Rear Garden

Fence enclosed, paved, shed, side access.

Parking

Permitted on-street 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/WTF313623



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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Property Ref: WTF313623 - 0016