



Connells

Whippendell Road
Watford



Property Description

Offered to the market with no upper chain, this substantial five-bedroom mid-terraced home presents an excellent opportunity for families, investors or those looking to create a spacious residence in a sought-after location. Currently arranged in an HMO-style layout, the property offers flexible accommodation and significant scope for reconfiguration to suit a variety of needs.

The ground floor comprises a welcoming entrance hallway, two generous reception rooms, a fitted kitchen, separate utility room and a convenient downstairs cloakroom. To the first floor are five well-proportioned bedrooms and two bathrooms, providing ample accommodation for larger families or multi-generational living.

Externally, the property benefits from a sizeable rear garden, as well as holding potential to extend further (STPP).

The property is ideally positioned within easy reach of a range of local amenities, highly regarded schools, parks and leisure facilities. Watford Town Centre offers an extensive selection of shops, restaurants, cafés and entertainment venues, while commuters are well served by Watford High Street and Watford Junction stations, providing direct links into London. The nearby A41 and M25 further enhance connectivity to surrounding areas.

This versatile property offers generous living space, a large rear garden and exciting potential for future improvement, making it a fantastic opportunity in a popular residential location.

Agents Note

Please note that the AML fee covers 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

Reception Room

Dining Room

Kitchen

Bedroom Four

Cloakroom

Utility

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Five

Bathroom

Second Bathroom

Outside

Front Garden

Rear Garden









Total floor area 120.6 m² (1,298 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



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/WTF315388



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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