



Connells

Furze Close  
Watford



# Furze Close Watford WD19 6HG

for sale offers over  
**£450,000**



## Property Description

Connells are pleased to bring this well-presented, semi-detached property to the market that is situated on a popular residential road in South Oxhey. Offering ample accommodation throughout, the property comprises of two open plan reception rooms, a well-appointed fitted kitchen, two double bedrooms and a family bathroom suite. Benefits include a separate utility room, a downstairs WC, driveway parking for two cars with EV charger, a well-maintained rear as well as holding the potential to extend (STPP). Located in a quiet residential area in Watford within walking distance to the local primary schools, Oxhey Woods and the Carpenders Park Train Station.

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

## Entrance

Door to side aspect.

## Reception Room

15' 5" MAX x 12' 1" MAX ( 4.70m MAX x 3.68m MAX )

Stairs to first floor landing, under-stairs storage, radiator.

## Reception Room

11' 3" x 10' 5" ( 3.43m x 3.17m )

Patio doors to rear garden, television point, telephone point, radiator.

## Kitchen

9' 11" x 7' 1" ( 3.02m x 2.16m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for dishwasher, space for fridge/freezer.

## Utility Area

10' 6" x 4' 6" ( 3.20m x 1.37m )

Window to front aspect, door to rear garden,

plumbing for washing machine.

## Cloakroom

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

## First Floor Landing

Stairs from reception room, loft access.

## Bedroom One

12' 1" + Wardrobe x 9' MAX ( 3.68m + Wardrobe x 2.74m MAX )

Window to rear aspect, fitted wardrobes, radiator.

## Bedroom Two

12' 1" x 7' 4" ( 3.68m x 2.24m )

Window to front aspect, radiator.

## Bathroom

Window to side aspect, bath with mixer taps and overhead shower, WC, wash hand basin, heated towel rail.

## Outside

### Front Garden

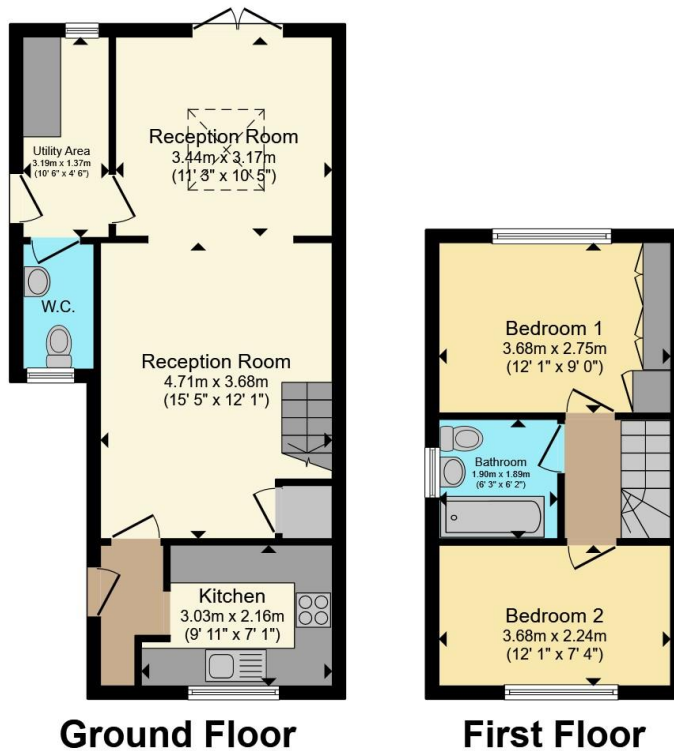
Driveway parking for two cars, EV charging point.

### Rear Garden

Paved patio area, stairs rising to laid lawn.







Total floor area 70.4 m<sup>2</sup> (758 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](http://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: C Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/WTF314593](http://connells.co.uk/Property/WTF314593)**

Tenure: Freehold



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Property Ref: WTF314593 - 0004