



Connells

Chapel Close
Watford

Chapel Close Watford WD25 7AR

for sale guide price
£450,000



Property Description

**** NO UPPER CHAIN ****

An excellent opportunity to acquire this mid-terraced town house, offering generous living accommodation, off-street parking and an integral garage, with fantastic scope for refurbishment. Ideal for families and buyers looking to create a home tailored to their own tastes, this property is situated in a popular residential location close to local amenities and transport links.

The accommodation comprises a sizeable reception room, providing ample space for relaxing and entertaining, alongside a spacious kitchen/diner with plenty of room for family dining. The property further benefits from a convenient cloakroom and a well-appointed family bathroom serving the upper floors.

Externally, the home offers off-street driveway parking leading to an integral garage, providing additional storage or parking options. With well-proportioned accommodation throughout and excellent potential for improvement, this property presents an exciting opportunity for its next owners.

The property is ideally located in North Watford, within easy reach of a variety of local shops, supermarkets, parks and leisure facilities. Families will appreciate the selection of nearby schools, while commuters benefit from convenient access to the A41, M1 and M25, as well as nearby rail links offering direct services into London.

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

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 Porch

Entrance Hall

Study/Bedroom Four

Cloakroom

Small Utility Cupboard

First Floor

Lounge

Kitchen / Diner

Second Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Loft Space Below Roof

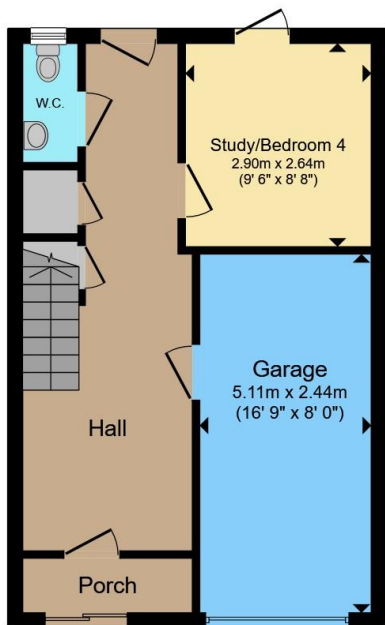
Outside

Front Garden

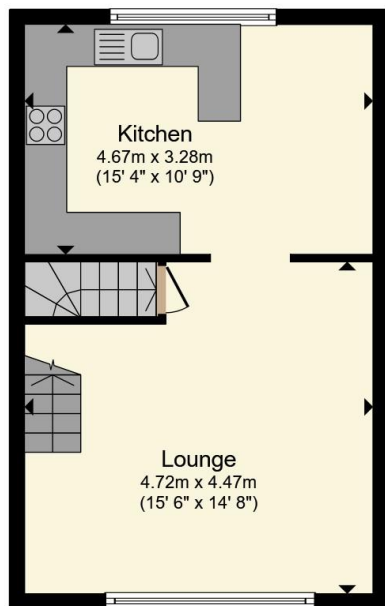
Integral Garage

Rear Garden

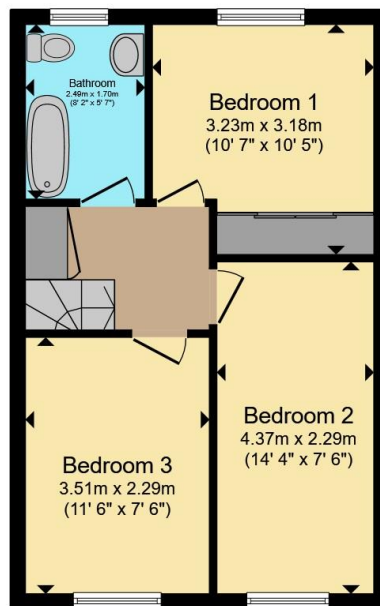




Ground Floor



First Floor



Second Floor

Total floor area 120.3 m² (1,295 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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EPC Rating: D Council Tax
Band: D

view this property online connells.co.uk/Property/LEA103594

Tenure: Freehold



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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