



Connells

Birstal Green
Watford



Property Description

** NO UPPER CHAIN **

Connells are pleased to offer this non-standard semi detached home, ideally tucked away in a quiet cul de sac location in the heart of South Oxhey. Boasting generous and flexible living accommodation throughout, the property also offers excellent potential to extend (STPP).

The ground floor comprises three reception rooms, a large kitchen/diner with direct access to the rear garden, and a convenient downstairs shower room. Upstairs, the property features three well proportioned bedrooms and a family bathroom suite.

Externally, the home benefits from a substantial rear garden, ideal for families and entertaining, along with nearby off street residential parking bays.

Perfectly positioned close to South Oxhey's local shops and amenities, the property is also within easy reach of Carpenders Park Station, providing swift connections into London Euston. The picturesque Oxhey Woods is just a short walk away, offering excellent outdoor space for leisure and recreation.

For further 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.

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Entrance Porch

Door to front, windows to front and side aspect.

Entrance Hall

Stairs to first floor landing.

Living Room

Window to front aspect.

Second Reception Room

Door to shower room.

Shower Room

Kitchen / Breakfast Room

Windows to rear aspect, patio doors to rear aspect.

Dining Room

First Floor Landing

Bedroom One

Window to front aspect.

Bedroom Two

Window to rear aspect.

Bedroom Three

Window to front aspect.

Bathroom

Window to rear aspect.

Outside

Rear Garden

Front Garden

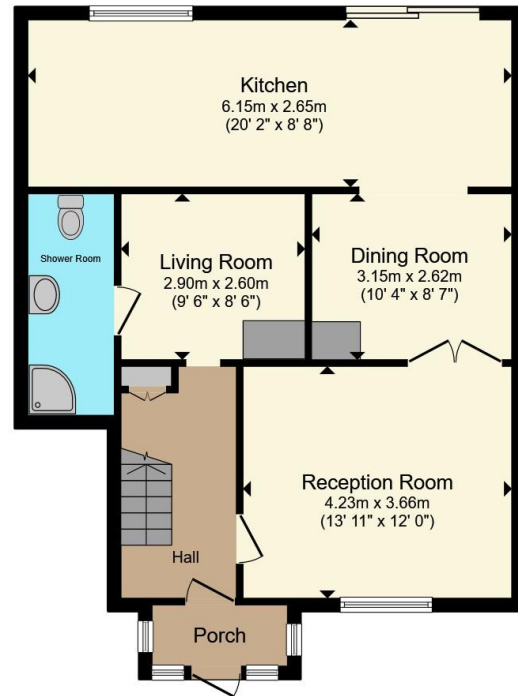
Parking

Off-street residential bays.

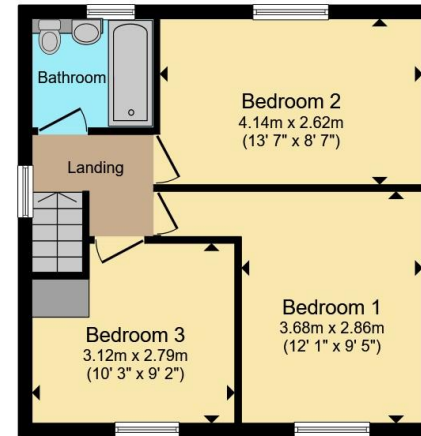








Ground Floor



First Floor

Total floor area 106.7 m² (1,149 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: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315179



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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