

Connells

Liverpool Road
Watford

Liverpool Road
Watford WD18 0DW

for sale
£425,000







Property Description

Connells are delighted to present this well-maintained two double bedroom mid-terrace home, ideally situated on a sought-after residential road in West Watford.

The property offers spacious accommodation throughout, comprising a bay-fronted living room, separate dining room, modern fitted kitchen, two generous double bedrooms, an en-suite shower room to the principal bedroom, and a family bathroom.

Externally, the home benefits from a large, well-kept rear garden, residents' permit parking, and excellent potential for further extension (STPP).

Ideally located for families and commuters alike, the property is within easy reach of Watford High Street Station, providing direct links into London Euston, as well as the A41 and M1. A number of highly regarded schools, including the Watford Grammar Schools, are nearby, along with a wide range of local amenities, shops, restaurants, and leisure facilities.

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

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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

Front door into living room.

Living Room

10' 8" MAX x 10' 4" MAX (3.25m MAX x 3.15m MAX)

Bay window to front aspect, radiator, television point, telephone point.

Dining Room

10' 8" MAX x 13' 1" MAX (3.25m MAX x 3.99m MAX)

Radiator, stairs to first floor landing.

Kitchen / Breakfast Room

9' 8" MAX x 10' 8" MAX (2.95m MAX x 3.25m MAX)

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, space for fridge/freezer, island unit with plumbing for washing machine, door to rear garden, radiator.

First Floor Landing

Stairs from dining room.

Bedroom One

10' 8" MAX x 9' 8" MAX (3.25m MAX x 2.95m MAX)

Window to front aspect, radiator, door to en-suite.

En-Suite

Tiled, hand wash basin, shower cabin, WC, heated hand towel rail.

Bedroom Two

10' 8" MAX x 10' 4" MAX (3.25m MAX x 3.15m MAX)

Window to rear aspect, radiator, door to bathroom.

Bathroom

Window to side aspect, bath with mixer taps, shower cubicle, vanity basin, WC, heated hand towel rail.

Outside

Rear Garden

Patio paved area, laid lawn.

Parking

On-street permitted parking.







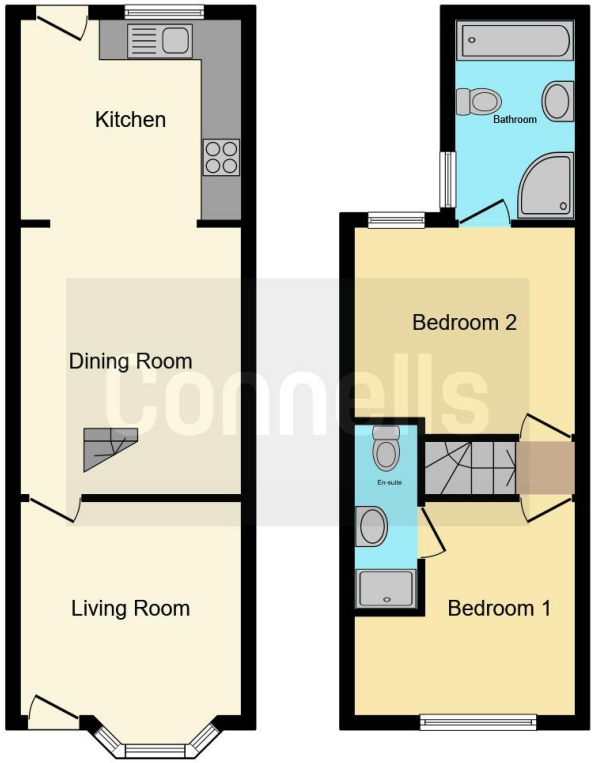












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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6 The Parade
WATFORD WD17 1AA

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF305821

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.