Connells

Ashridge Drive
Watford

Ashridge Drive
Watford WD19 6TQ

for sale
£450,000

Property Description

Connells are delighted to present this well-maintained two-bedroom end of terrace 'Wimpey No-Fines' property, situated on the highly sought-after residential road in South Oxhey. Offering generous living accommodation, substantial off-street parking, and fantastic scope to extend to both the side and rear (STPP), this home presents an excellent opportunity for first-time buyers, families, and investors alike.

The property comprises a bright and spacious living room, a well-proportioned fitted kitchen, two generously sized bedrooms, a family bathroom, and ample storage throughout. The attractive end-of-terrace position benefits from a generous six-foot side access, providing additional privacy and exciting potential for further development (STPP).

Externally, the property boasts a sizeable driveway providing off-street parking for multiple vehicles, while the rear garden offers plenty of space for outdoor entertaining and future expansion.

Ideally located within easy reach of Carpenders Park Station, the property provides excellent transport links into London, making it an ideal choice for commuters. A wide range of local shops, amenities, schools, parks, and leisure facilities can be found nearby, while the neighbouring areas of Bushey and Watford offer an extensive selection of shopping, dining, and entertainment options. Major road connections including the M1, M25, and A41 are also easily accessible.

Viewing is HIGHLY recommended.

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 Porch

Entrance Hall

Reception Room

Window to front aspect, ceiling-mounted light fitting, two wall-mounted radiator, and laminated wood flooring.

Kitchen

Fully fitted kitchen/breakfast room with window to rear aspect, overlooking the private rear garden. Comprising a full range of base and eye-level units, with space and plumbing for a washing machine, freestanding cooker with hob, tumble dryer, dishwasher, and separate fridge and freezer. Finished with tiled walls and flooring.

First Floor Landing

Bedroom One

Window to front aspect, large double

wardrobe, wall mounted radiator.

Bedroom Two

Window to rear aspect, fitted cupboard, wall-mounted radiator.

Study

Window to front aspect, wall mounted radiator and stairs providing access to the loft room and double bedroom.

Bathroom

Frosted window to rear aspect, panel enclosed bath with overhead thermostatic shower and glass screen, pedestal wash hand basin, heated towel radiator.

Separate Wc

Window to rear aspect, WC.

Accessible Loft Space

Accessible storage access via an internal staircase, velux windows to rear aspect.

Outside

Front Garden

Dedicated off street parking for three vehicles, EV charger point and side access to garden.

Rear Garden

Patio laid to lawn, storage shed and single garage, additional side space providing additional room to extend (STPP).

Garage

Ground Floor **First Floor** **Second Floor** **Garage**

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: D

Council Tax
Band: D

Tenure: Freehold

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The Property Ombudsman

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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.

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