



**Connells**

St Andrews Terrace Prestwick Road  
Watford



## Property Description

Connells are delighted to bring this immaculately presented cluster house to the market that is situated on a popular residential road in Watford. The property has been refurbished to a high standard throughout and briefly comprises of an open plan reception room with a modern fitted kitchen, one double bedroom, a contemporary bathroom suite room and benefits from a new boiler and new electrics throughout, an additional loft room access via pull down ladder as well as off-street parking to the rear of the property.

Ideal for first time buyers or investors, the property is located within a prime position, just a stone's throw away from several transport links including Carpenders Park Station the A41 & M1 motorways. There are a range of local amenities and parks within walking distances as well as Watford Town centre being just a short drive away providing further amenities, eateries, entertainment and recreational facilities.

Viewings are highly recommended.

## Agents Note

There is a maintenance charge of approx. £500 PA. This includes residential use of the communal grounds and road maintenance.

## Entrance

Front door into lounge.

## Living Room / Kitchen

Window to front aspect, radiator, television point, telephone point, stairs to first floor landing.

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, steel sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer, under-stairs storage.

## First Floor Landing

Stairs from living room, loft access.

## Bedroom One

Window to front aspect, radiator.

## Bathroom

Window to front aspect, bath with mixer taps and overhead shower, WC, vanity wash hand basin.

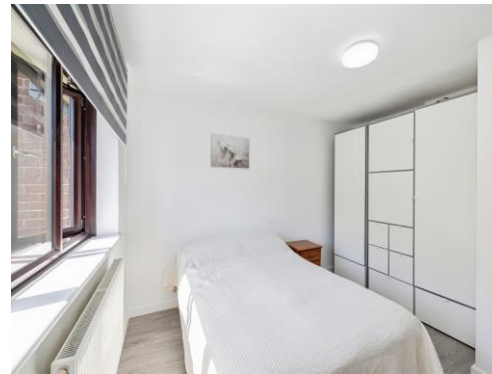
## Loft Room

Boarded and painted, currently being used as an office, accessed via pull down ladder.

## Outside

## Parking

To the rear of property.

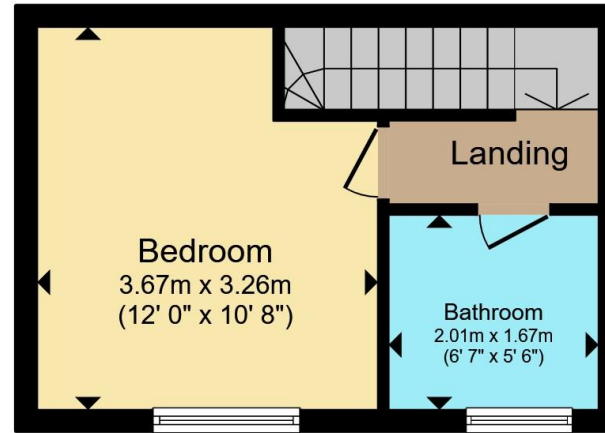








**Ground Floor**



**First Floor**

Total floor area 39.4 m<sup>2</sup> (424 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

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
WATFORD WD17 1AA

EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF315237](http://connells.co.uk/Property/WTF315237)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WTF315237 - 0004