



Connells

Shaftesbury Road
Watford



Property Description

Connells are pleased to bring this well-presented mid-terraced house to the market that is situated on a cul-de-sac road in Central Watford. The property comprised of two reception rooms, a well-appointed fitted kitchen (all white goods including in the sale price), two double bedrooms and two en-suite bathrooms. Benefits include a landscaped rear garden, an insulated loft, new roofing and windows, permitted on-street parking as well as holding the potential to extend (STPP).

Ideal for first time buyers or investors, the property is conveniently located with easy access to several transport links including Watford Junction Station, Watford High Street Station as well as the A41 & M1 motorways. The property is also located within walking distance to Waterfields Recreational grounds, Radlett Road Playing fields as well as the vibrant Watford Town Centre with its array of amenities, eateries, entertainment and recreational facilities.

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

Entrance Porch

Door to front aspect, door to living room.

Living Room

13' 2" MAX x 10' 8" MAX (4.01m MAX x 3.25m MAX)

Window to front aspect, feature fire place, television point, telephone point, radiator.

Dining Room

12' 5" MAX x 10' 8" MAX (3.78m MAX x 3.25m MAX)

Patio door to rear aspect, feature fire place, radiator, stairs to first floor landing.

Kitchen

11' 6" x 5' 8" (3.51m x 1.73m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric cooker point with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer.

(all white goods including in the sale price)

First Floor Landing

Bedroom One

10' MAX x 10' 9" MAX (3.05m MAX x 3.28m MAX)

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

En-Suite

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

Bedroom Two

10' MAX x 10' 8" MAX (3.05m MAX x 3.25m MAX)

Window to front aspect, fitted wardrobe, radiator, sliding door to en-suite.

En-Suite

Shower cubicle, WC, wash hand basin, heated towel rail.

Outside

Front Garden

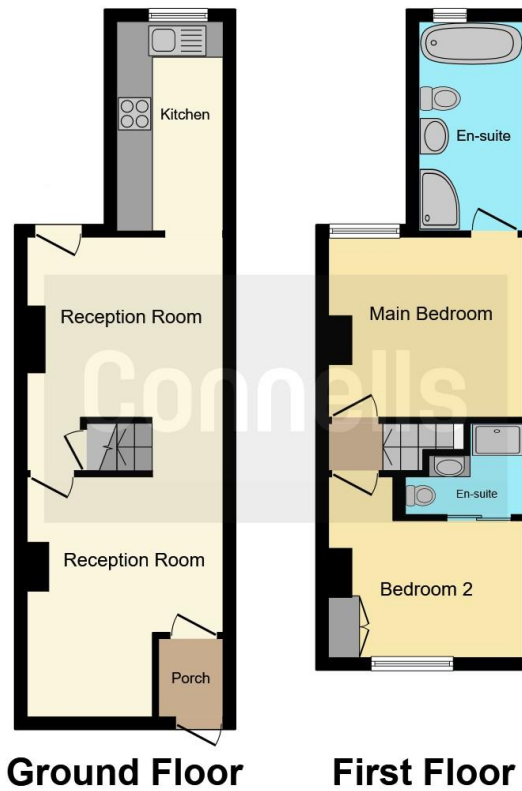
Rear Garden

Stairs rising to paved patio area, laid lawn area, rear access.









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.focalagent.com

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/WTF314731



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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Property Ref: WTF314731 - 0005