





## Property Description

**\*\* NO UPPER CHAIN \*\***

Connells are delighted to bring this rarely available mid-terraced mews style house to the market that is situated within the heart of central Watford. The property consist of three floors and features a sizeable reception room, a modern fitted kitchen, two double bedrooms and a four-piece family bathroom. Benefits include an en-suite to the master bedroom and a good size private courtyard rear garden.

Ideal for first time buyers, commuters or investors, the property is conveniently positioned in Watford Town Centre with its vast array of amenities to include the shopping Centre, that offers ample entertainment, catchments to the sought after Grammar Schools, walking distance to the award winning Cassiobury Park and Watford General Hospital as well as good access to the local transport network to include Watford Junction Station the M1, M25 and A41 motorways.

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

## Entrance Hall

Door to front aspect, window to front aspect, stairs to first floor landing, under-stairs storage, radiator.

## Living Room

11' 1" MAX x 11' 1" MAX ( 3.38m MAX x 3.38m MAX )

Windows to rear aspect, patio doors to rear garden, television point, telephone point, radiator, storage cupboard.

## Kitchen

8' 9" x 7' 8" ( 2.67m x 2.34m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer, radiator.

## First Floor Landing

Stairs from entrance hall, window to front aspect, radiator, storage cupboard, stairs to second floor landing.

## Bedroom One

13' MAX x 9' 3" MAX ( 3.96m MAX x 2.82m MAX )

Window to front aspect, radiator.

## En-Suite

Shower cubicle.

## Bathroom

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

## Second Floor

## Bedroom Two

12' 8" MAX x 12' 1" MAX ( 3.86m MAX x 3.68m MAX )

Veulx windows to side aspect, radiator.

## Outside

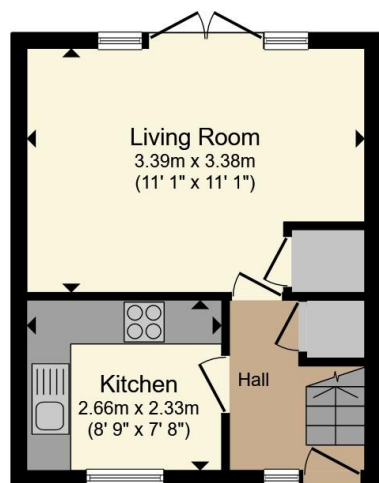
## Rear Garden

Enclosed rear garden, patio area, lawn area.

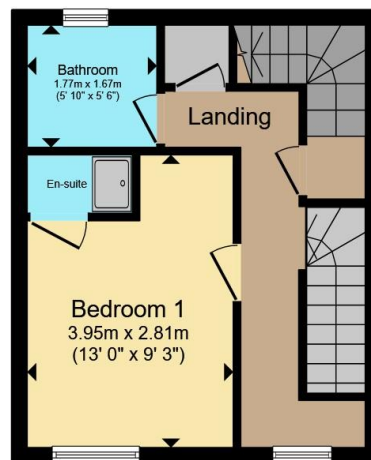




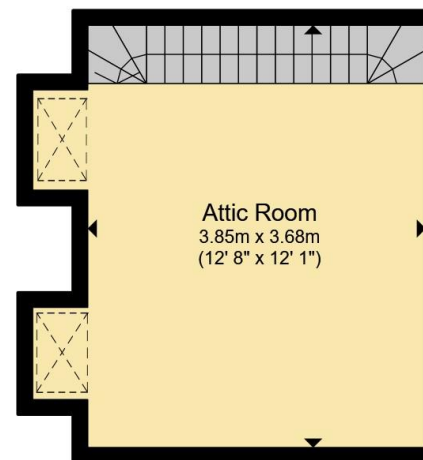




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 81.8 m<sup>2</sup> (880 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: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314667](http://connells.co.uk/Property/WTF314667)**



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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