



Connells

Estcourt Road
Watford

Estcourt Road
Watford WD17 2PZ

for sale guide price
£475,000



Property Description

**** NO UPPER CHAIN **** Connells are pleased to present this attractive and well-maintained mid-terrace family home, ideally positioned on a highly sought-after residential road in Watford.

The accommodation comprises two welcoming reception rooms, a well-appointed fitted kitchen with direct access to the rear garden, three generously sized bedrooms arranged off the landing, and a family bathroom suite. Further benefits include an easy-to-maintain rear garden, on-street permit parking, and excellent potential to extend (STPP).

Perfectly suited to families and commuters alike, the property enjoys a convenient location with excellent transport links nearby, including Watford Junction Station offering direct services into London, as well as easy access to the A41, M25 and M1. Situated in Central Watford, residents are within close proximity to the Shopping Centre, a variety of shopping and leisure amenities, well-regarded local Grammar Schools, and the award-winning Cassiobury Park.

For further details or to arrange a viewing, please contact Connells today.

Entrance Hall

Front door, stairs to first floor landing, radiator.

Living Room

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

Dining Room

Window to rear aspect, radiator.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer, door to rear garden, radiator, under-stairs storage.

Bathroom

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

First Floor Landing

Stairs from entrance hall, loft access, window to side aspect.

Bedroom One

Two windows to front aspect, fitted wardrobes, radiator.

Bedroom Two

Window to rear aspect, radiator.

Bedroom Three

Window to rear aspect, radiator.

Outside

Front Garden

Rear Garden









Total floor area 112.0 m² (1,206 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



To view this property please contact Connells on

T 01923 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315224



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WTF315224 - 0006