



Connells

Judge Street
Watford



Property Description

Connells are pleased to bring this beautifully presented extended mid-terrace house to the market that is situated on a sought-after residential road in North Watford. The property is in great condition throughout and comprises of a sizeable through lounge/dining room, a modern fitted kitchen, two/three well-proportioned bedrooms as well as a contemporary family bathroom suite. The property benefits from an easily maintainable landscaped rear garden, an outhouse with electrics, permit parking as well as holding the potential for further extension (STPP).

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Watford Junction station that provides direct links into London Euston as well as the A41 and M1 motorways. There are a variety of local shops and amenities within proximity as well as Watford High Street and Shopping Centre being a short walk away providing further shops, eateries, entertainment, and recreational facilities.

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

Agents Note

Please note that the AML fee covers 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

Living Room

Dining Room

Kitchen

Bathroom

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Accessed via bedroom two.

Outside

Front Garden

Rear Garden

Outhouse

With lighting & electrics.

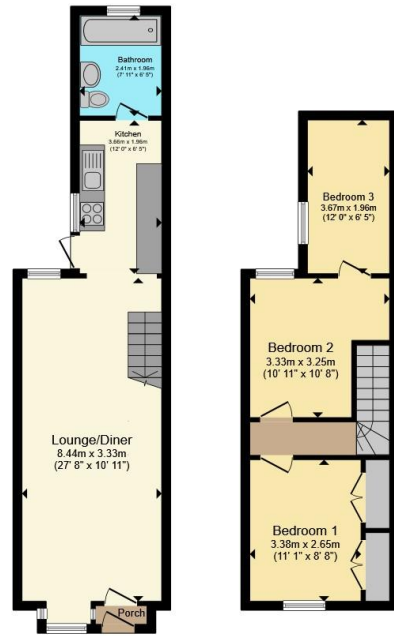
Parking

Permit parking available.









Ground Floor

First Floor

Total floor area 72.4 m² (779 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

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6 The Parade
 WATFORD WD17 1AA

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315483



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: WTF315483 - 0004