





Property Description

Connells are pleased to bring this beautifully presented mid-terrace house to the market that is situated on a sought-after residential road in North Watford. The property has been refurbished throughout to a high standard and comprises of a two reception rooms, a newly fitted modern integrated kitchen, two double bedrooms as well as a contemporary family bathroom suite. The property benefits from an easily maintainable rear garden, on-street permitted parking as well as holding the potential to extend (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

Door to front aspect, opening to living room.

Living Room

Window to front aspect, fitted shelving, television point, telephone point, radiator.

Dining Room

Patio doors to rear garden, stairs to first floor, built in under-stairs storage, storage cupboard, radiator.

Kitchen

Newly fitted kitchen comprised of wall and base units with work surfaces to complement, window to side aspect, inset stainless steel sink, electric oven, gas hob with extractor hood, integrated washing machine, dishwasher, microwave and fridge/freezer, radiator, patio doors to rear garden.

First Floor

Bedroom One

Window to front aspect, storage cupboard with loft access, radiator.

Bedroom Two

Window to rear aspect, radiator, door to bathroom.

Bathroom

Window to rear aspect, bath with mixer taps

and overhead shower, WC, wash hand basin, heated towel rail, storage/airing cupboard.

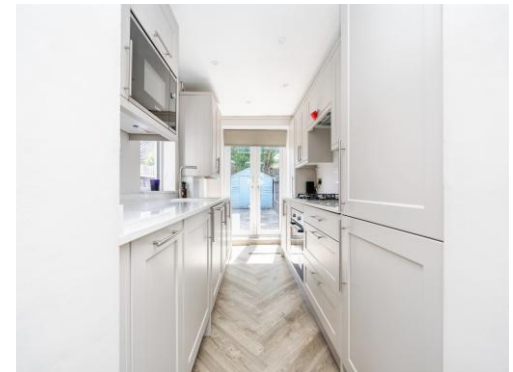
Outside

Front Garden

Fence enclosed, crazy paving, door to front.

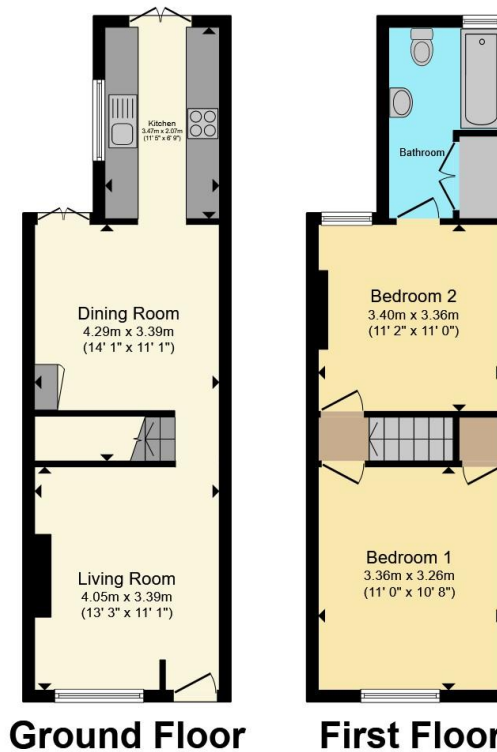
Rear Garden

Crazy paved, storage shed.









Total floor area 71.2 m² (767 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
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315242



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Property Ref: WTF315242 - 0005