



Connells

Combe Road
Watford



Property Description

**** GUIDE PRICE £675,000 - £700,000 ****

Connells are delighted to offer this beautifully presented, extended semi-detached home, ideally located on the popular residential road in West Watford, providing versatile living accommodation and excellent access to local amenities.

The ground floor offers two well-proportioned reception rooms, a modern fitted kitchen/diner, finished to a high standard with ample storage and workspace, a convenient cloakroom and additional shower room which completes the ground floor.

Upstairs, the property features three well-proportioned bedrooms, all tastefully decorated, alongside a contemporary family bathroom suite. Externally you will find a landscaped rear garden with a separate self-contained annex with a kitchen area and shower room, offering flexible use as guest accommodation or home office.

The property benefits from off-street driveway parking, as well as eco-friendly solar panels and an EV charge point, adding to the home's efficiency and appeal.

Ideally positioned for access to Watford town centre, offering a wide range of shopping, dining, and leisure facilities including the Watford shopping centre. Excellent transport links are nearby, with both Watford High Street and Watford Junction stations providing fast connections into London. Well-regarded local schools, parks, and major road links including the M1, M25, and A41 are all easily accessible, making this an ideal location for families and commuters alike.

Entrance Porch

Door and windows to front and side aspect, door to entrance hall.

Entrance Hall

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

Living Room

Window to front aspect, radiator, bi-folding doors to second reception room.

Reception Room

Television point, patio doors to kitchen/dining room, radiator.

Cloakroom

WC, wash hand basin, storage cupboard.

Kitchen / Diner

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, double electric eye level oven, gas hob with extractor hood, plumbing for washing machine, space for double fridge/freezer, space for dining area, skylight, radiator, door to rear garden.

Lobby

Door to rear garden, door to shower room.

Shower Room

Window to rear aspect, shower cubicle, WC, wash hand basin.

First Floor Landing

Stairs from entrance hall, loft access.

Bedroom One

Window to rear aspect, radiator.

Bedroom Two

Window to front aspect, fitted wardrobes, radiator.

Bedroom Three

Window to front aspect, fitted wardrobes, radiator.

Bathroom

Refitted bathroom comprised window to rear and side aspect, bath with mixer taps and overhead shower, WC, vanity wash hand basin, heated towel rail.

Outside

Front Garden

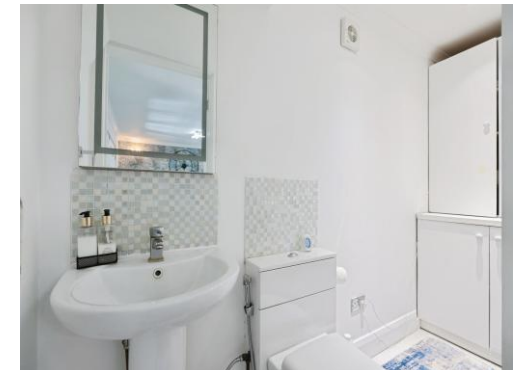
Block paved driveway, side access.

Rear Garden

Indian sandstone patio area with pergola, laid lawn, side access, access to annex.

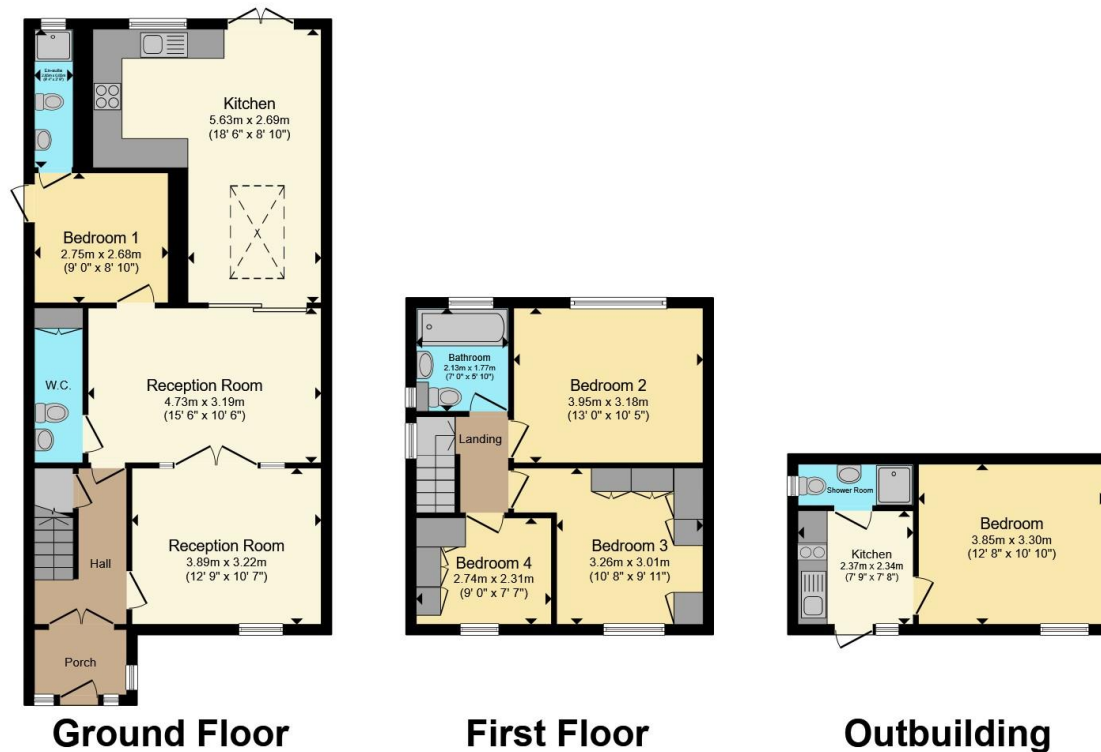
Annex:

Comprising: Bedroom/living area, a separate fitted kitchen area and a shower room suite.









Total floor area 134.0 m² (1,443 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: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315241



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Property Ref: WTF315241 - 0004