



Connells

Ferryhills Close
Watford



Property Description

Connells are pleased to bring this well-presented ground-floor flat to the market that is situated on a cul-de-sac road within a popular residential area of South Oxhey, offering an excellent opportunity for first-time buyers or investors.

The accommodation comprises a sizeable reception room, a well-appointed fitted kitchen/ diner, a generous double bedroom and a modern bathroom and benefits from a private rear garden area which is a rare and valuable feature for a property of this type.

Additional advantages include low ongoing charges, and off-street residential parking, making this an affordable and attractive option for buyers seeking long-term value.

Situated close to a range of local shops, amenities and everyday conveniences, the property is also well placed for excellent transport links. Nearby stations including Cargates Park Station and road connections provide easy access into Watford town centre, surrounding areas and central London, making it ideal for commuters.

Early viewing is highly recommended to appreciate the space, location and potential this property has to offer.

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

Entrance Hall

Front door, window to front aspect, phone entry point, storage cupboard, outdoor storage cupboard.

Inner Hallway

Airing cupboard, doors to all rooms.

Living Room

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

Kitchen

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 and dishwasher, space for fridge/freezer, breakfast bar area.

Bedroom One

Window to front aspect, radiator.

Bathroom

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

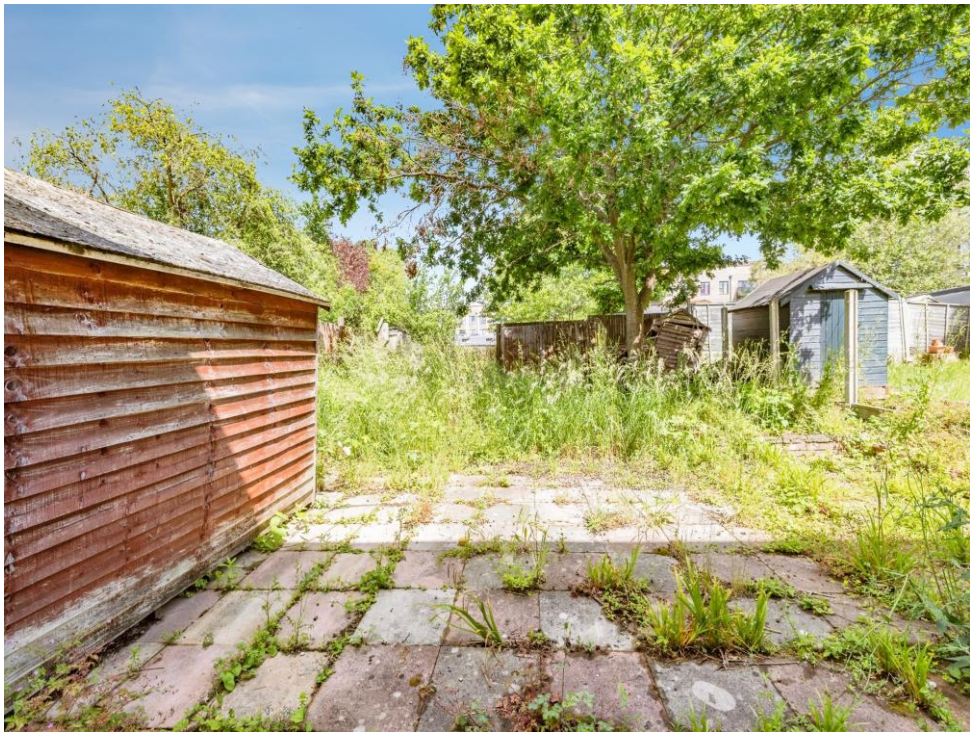
Outside

Private Garden Area

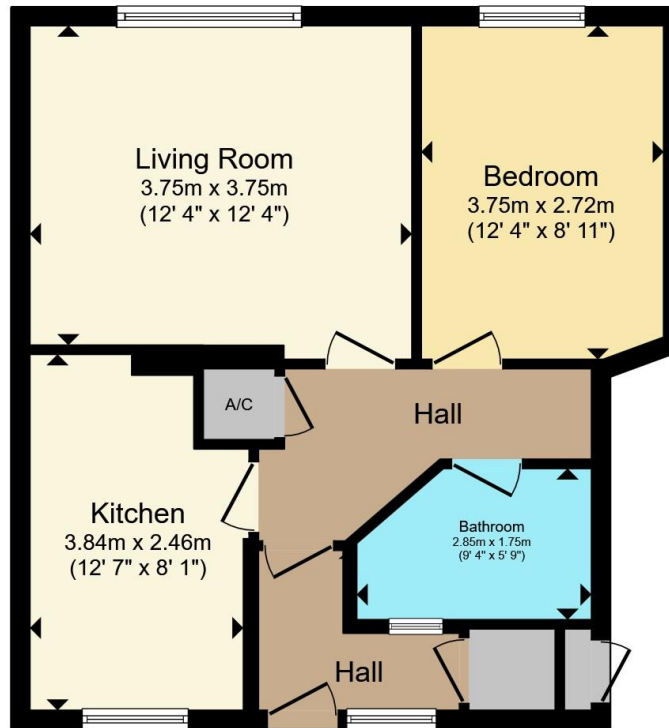
Parking

Off-street residential parking bays.









Total floor area 51.4 m² (553 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: C Council Tax Band: B

Service Charge: 760.00 Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315291

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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