

Connells

Combe Road
Watford

Combe Road
Watford WD18 6LD

for sale guide price
£600,000







Property Description

** 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, transport links with both Watford High Street and Watford Junction stations providing fast connections into London.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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

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.







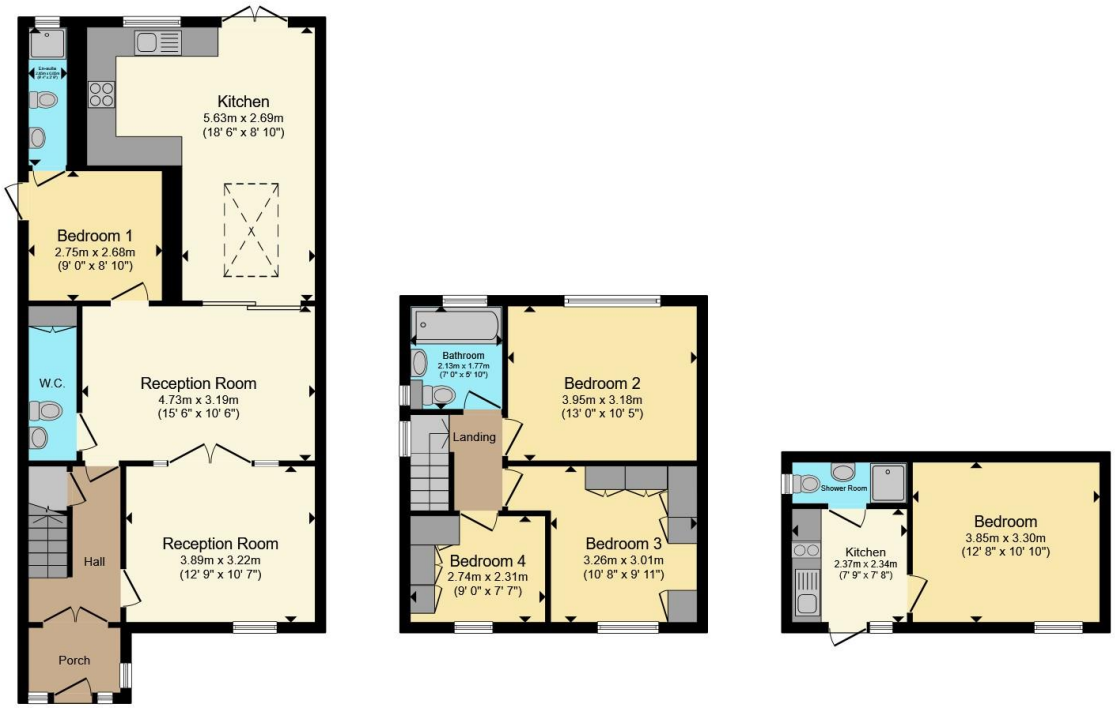












Total floor area 134.0 m² (1,443 sq.ft.) approx

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

Connells

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: C

Tenure: Freehold

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

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.