





## Property Description

\*\* NO UPPER CHAIN \*\* Connells are pleased to bring this well-presented 'No-Fines' end-terrace house to the market that is situated on a popular residential road in Watford.

The property briefly comprises of a sizeable reception room, a modern integrated fitted kitchen, three double bedrooms and modern family bathroom suite. Benefits a guest cloakroom, landscaped front and rear gardens, an electric vehicle charging point as well as holding the potential to extend (STPP).

The property is located within a prime position, just a stone's throw away from several transport links including Carpenters Park Station the A41 & M1 motorways. There are a variety of well-regarded primary schools, secondary schools and nurseries within catchments. There are a range of local amenities and parks within walking distances as well as Watford Town centre being just a short drive away providing further amenities, eateries, entertainment and recreational facilities.

Viewings are highly recommended.

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

## Entrance Hall

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

## Lobby

Door to rear garden, door to cloakroom, radiator.

## Cloakroom

Window to rear aspect, WC, wash hand basin, heated towel rail.

## Living Room

13' 3" x 11' 11" ( 4.04m x 3.63m )

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

## Kitchen / Diner

14' 1" x 10' ( 4.29m x 3.05m )

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

## First Floor Landing

Stairs from entrance hall, window to rear aspect, radiator.

## Bedroom One

11' 11" + Wardrobe x 11' 6" MAX ( 3.63m + Wardrobe x 3.51m MAX )

Window to front aspect, fitted wardrobe, radiator.

## Bedroom Two

11' 11" + Wardrobe x 9' 10" MAX ( 3.63m +  
Wardrobe x 3.00m MAX )

Window to front aspect, fitted wardrobe,  
radiator.

### **Bedroom Three**

10' 4" x 8' 8" ( 3.15m x 2.64m )

Window to rear aspect, radiator.

### **Bathroom**

Window to rear aspect, walk in shower  
cubicle, WC, vanity wash hand basin, heated  
towel rail.

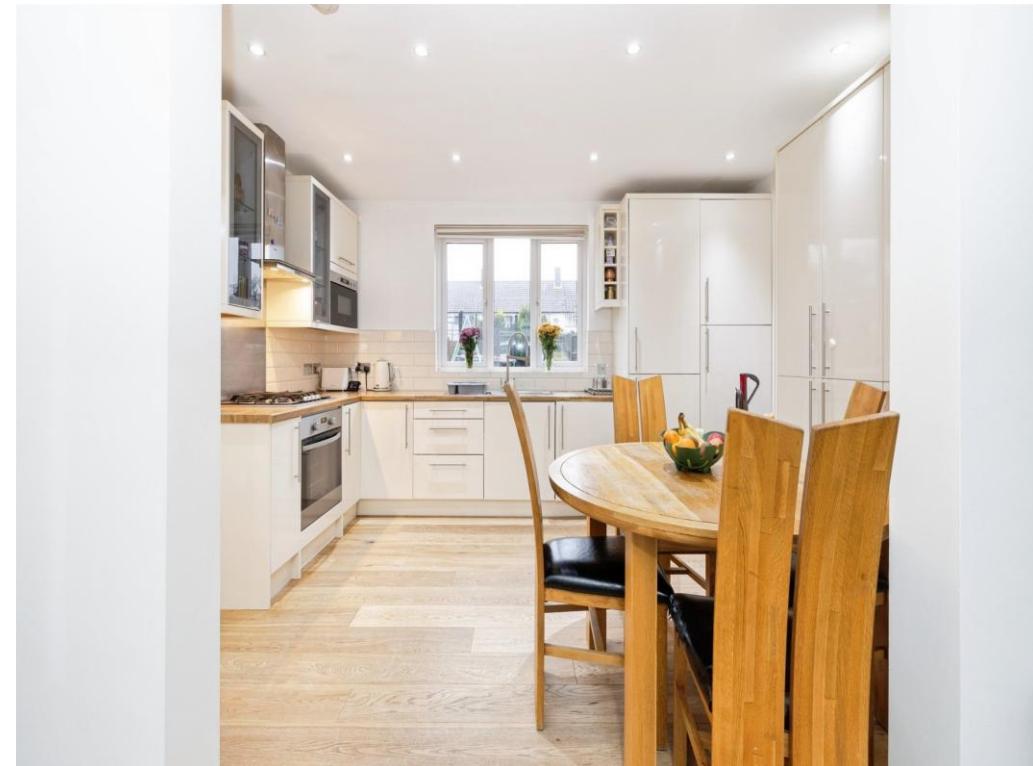
### **Outside**

#### **Front Garden**

Paved path, laid lawn, side access.

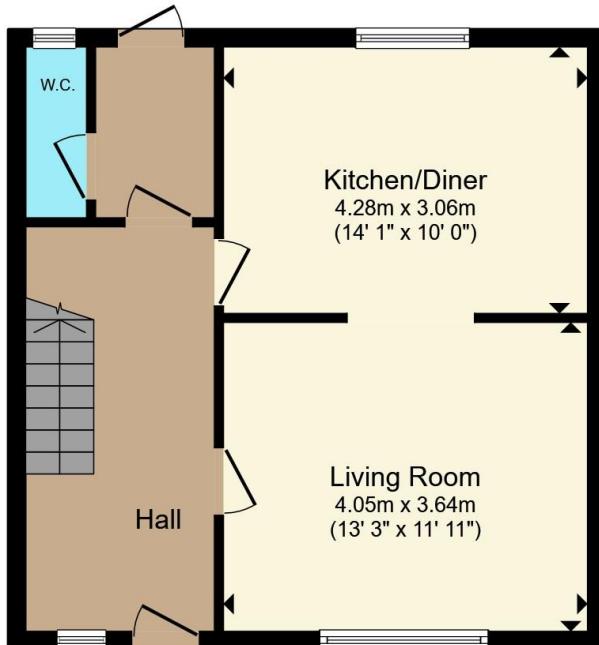
#### **Rear Garden**

Paved patio area, stairs rising to laid lawn,  
side access.

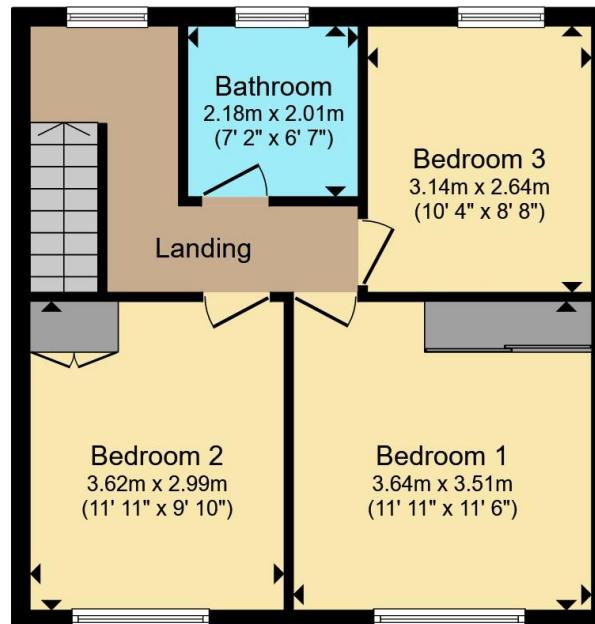








**Ground Floor**



**First Floor**

Total floor area 90.8 m<sup>2</sup> (978 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
WATFORD WD17 1AA

EPC Rating: D    Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314892](http://connells.co.uk/Property/WTF314892)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WTF314892 - 0003