Connells

Chester Road
Watford

Chester Road
Watford WD18 0RG

for sale
£575,000

Property Description

Connells are delighted to offer this well-presented and substantially extended five-bedroom mid-terraced family home, ideally situated on a sought-after residential road in West Watford.

The ground floor comprises a spacious and inviting reception room, a stylish modern fitted kitchen/dining room with impressive bi-fold doors opening onto the rear garden, and a convenient cloakroom/WC.

To the first floor are three well-proportioned bedrooms, complemented by a contemporary shower room. The second floor adds further versatility, featuring two additional bedrooms and a modern shower room, making this an ideal home for growing families.

Externally, the property benefits from a generous private rear garden, complete with a summerhouse, providing an excellent space for outdoor entertaining, home working or relaxation.

Perfectly positioned for a range of local amenities, the property is within easy reach of Watford General Hospital, the beautiful open spaces of Cassiobury Park and the bustling Watford town centre offering an extensive selection of shops, restaurants and leisure facilities.

Excellent transport connections are nearby, with Watford High Street and Watford Junction stations providing swift links into London Euston, while the M1 and A41 are easily accessible for commuters. A selection of highly regarded schools, supermarkets and everyday amenities are also within walking distance, making this an exceptionally convenient location for families and professionals alike.

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 to front aspect, door into living room.

Living Room

Bay window to front aspect, television point, telephone point, radiator, stairs to first floor landing.

Dining Room

Radiator.

Cloakroom

WC, vanity wash hand basin, heated towel rail.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, skylight, sink with drainer,

electric oven, gas hob with extractor hood, plumbing for washing machine, integrated microwave, space for double fridge/freezer, under-stairs storage, hand towel rail, radiator, breakfast island, bi-folding doors to rear garden.

First Floor Landing

Stairs from dining room, radiator, stairs to second floor landing.

Bedroom One

Window to front aspect, radiator.

Bedroom Two

Window to rear aspect, radiator.

Bathroom Four

Window to rear aspect, radiator.

Bathroom

Window to side aspect, double shower cubicle, WC, vanity wash hand basin, heated towel rail.

Second Floor Landing

Bedroom Three

Window to rear aspect, radiator.

Bedroom Five

Velux windows to front aspect, storage in eaves, radiator.

Shower Room

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

Outside

Front Garden

Brick enclosed, paved.

Rear Garden

Block paved, flower beds, outside tap, summer house.

Ground Floor **First Floor** **Second Floor**

Total floor area 135.6 m² (1,459 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

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6 The Parade
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EPC Rating: C

Council Tax
Band: C

Tenure: Freehold

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The Property Ombudsman

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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.

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