



**Connells**

Perivale Gardens  
WATFORD



## Property Description

An extensive three bedroom semi detached home located in this popular but quiet residential location in the Kingswood development. This home offers spacious accommodation three bedrooms all on the first floor and a downstairs WC, conservatory, kitchen, lounge/ diner on the ground floor. There is a garage, off road parking and a well-kept rear garden. Well placed for Stanborough primary and secondary schools plus Leavesden Green JMI and the North Orbital Road perfect for M25 & M1 connections, your viewing is highly recommended.

## Entrance Hall

Front door.

## Lounge

11' 3" x 11' 6" ( 3.43m x 3.51m )  
Window to front, doors to conservatory,

## Conservatory

10' 5" x 9' 6" ( 3.17m x 2.90m )

## Wc

Wc.

## Kitchen

16' 1" x 6' 4" ( 4.90m x 1.93m )  
Cooker point, stainless steel sink with drainer, wall and base units.

## First Floor Landing

### Bedroom 1

13' 2" max x 10' 2" (4.01m max x 3.10m)  
Bay window to rear.

### Bedroom 2

9' 11" x 10' 7" max (3.02m x 3.23m max)  
Bay window to front.

### Bedroom 3

12' 3" max x 6' 7" (3.73m max x 2.01m)  
Windows to side and rear.

## Shower Room

Basin, shower cubicle.

## Wc

Wc.

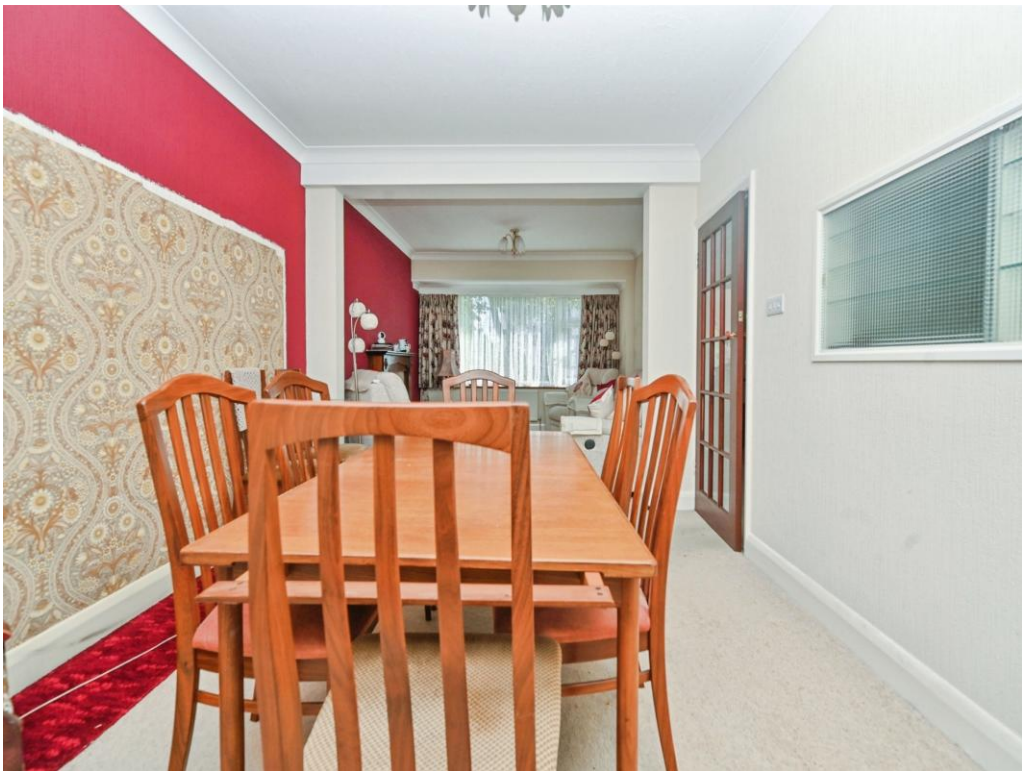
## Outside

### Front Garden

Off road parking.

### Rear Garden

Double garage.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEA103448](http://connells.co.uk/Property/LEA103448)**



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