

Connells

Sheepcot Lane
WATFORD

Sheepcot Lane
WATFORD WD25 7DP

for sale offers over
£450,000







Property Description

Situated on the ever-popular Sheepcote Lane, this attractive three-bedroom home presents an ideal opportunity for growing families, first-time buyers, or those seeking a well-connected yet residential setting.

The property is thoughtfully arranged and offers well-balanced accommodation throughout. Upon entering, you are welcomed by an entrance hall leading into a bright and inviting bay-fronted lounge, creating a comfortable space to relax. To the rear, a spacious kitchen/breakfast room serves as the heart of the home, featuring a range of fitted units, ample worktop space, and room for dining—perfect for everyday family living and entertaining.

Upstairs, the property offers three good-sized bedrooms along with a family bathroom, all presented in good decorative order, allowing buyers to move in with minimal fuss while still offering scope to personalise.

One of the standout features is the generous rear garden, offering a combination of lawn and patio areas—ideal for summer dining, children's play, or gardening enthusiasts.

Entrance Hall

Front door.

Lounge

14' 3" x 10' 9" (4.34m x 3.28m)

Bay window.

Kitchen/ Breakfast Room

18' 5" x 10' 8" (5.61m x 3.25m)

Fitted kitchen area comprising wall and base units, stainless steel sink overlooking garden, work surfaces, cooker point, breakfast bar leading to space for breakfast table.

First Floor Landing

Bedroom 1

11' 9" x 10' 9" (3.58m x 3.28m)

Bedroom 2

11' 9" x 10' 7" (3.58m x 3.23m)

Bedroom 3

10' 9" x 8' 5" (3.28m x 2.57m)

Bathroom

Bath, wash hand basin, WC.

Outside

Rear Garden

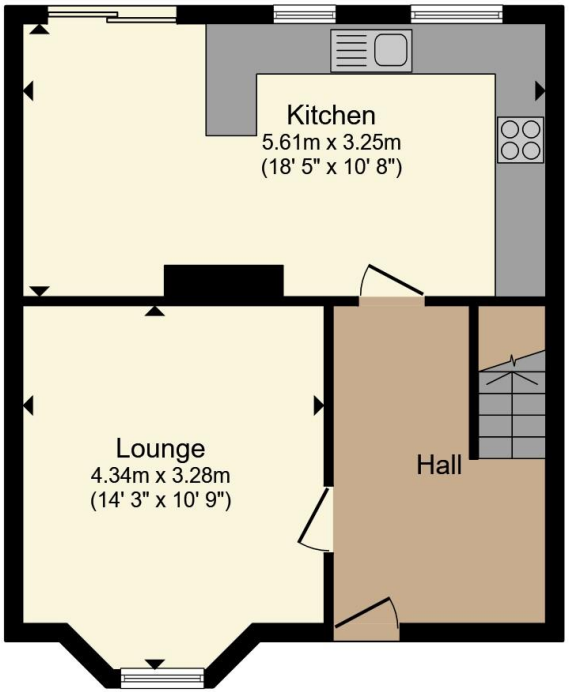
Lawn area, patio area.

Agents Note:

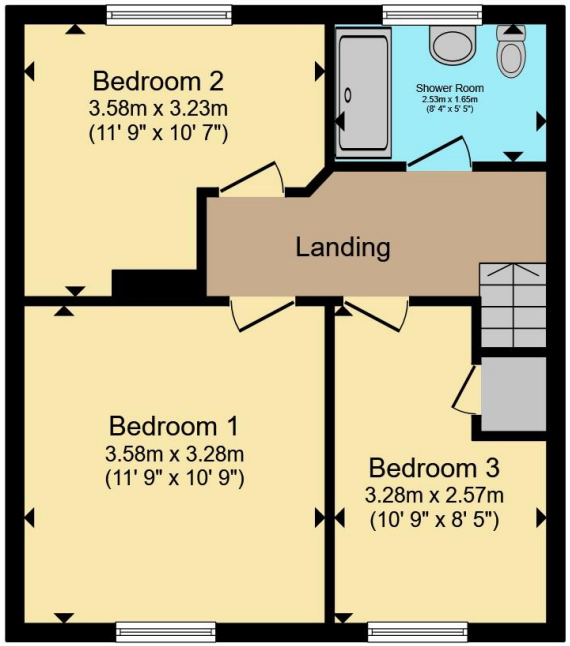
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor





Total floor area 89.5 m² (964 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

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EPC Rating: D

Council Tax Band: D

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Tenure: Freehold

The Property Ombudsman

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