Connells

Hayling Road
Watford

Hayling Road
Watford WD19 7PP

for sale
£525,000

Property Description

Connells are delighted to offer for sale this superb extended end-terraced house, ideally situated on a popular residential road in Watford. Beautifully presented throughout, this spacious property provides modern and versatile living accommodation perfect for growing families.

The ground floor boasts a welcoming entrance, a convenient downstairs WC, and a bright and airy open-plan living/dining area/ contemporary fitted kitchen, and an additional lean-to. To the first floor, there are three well-proportioned bedrooms alongside a modern family bathroom. The second floor has an impressive principal bedroom suite, featuring a separate stylish shower room.

Externally, the property benefits from a well-maintained private rear garden, perfect for outdoor dining and relaxation, as well as a driveway to the front providing off-street parking.

This fantastic home is an ideal purchase for families the property is conveniently located between Carpenders Park Overground Station and Moor Park Metropolitan Line Station, both offering excellent connections into Central London and surrounding areas. The area is well-served by a range of local amenities including shops, restaurants, and leisure facilities such as Pinner Hill Golf Club.

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, windows to front and side aspect, door to entrance hall.

Entrance Hall

Stairs to first floor landing.

Living Room

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

Dining Room

Window to side aspect, radiator.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric eye-level oven, gas hob with extractor hood, integrated dishwasher, washing machine and fridge/freezer, skylights to rear aspect, patio doors to rear garden.

Cloakroom

WC, wash hand basin, radiator.

Lean To

Door to front aspect, door to rear garden.

First Floor Landing

Stairs from entrance hall, window to side aspect, stairs to second floor.

Bedroom Two

Window to rear aspect, radiator.

Bedroom Three

Window to front aspect, radiator.

Bedroom Four

Window to front aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, heated towel rail.

Second Floor

Bedroom One

Window to rear aspect, skylights to front aspect, radiator.

Shower Room

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

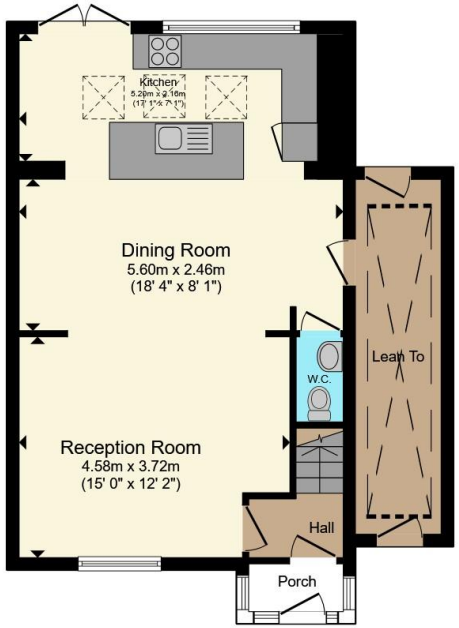
Outside

Front Garden

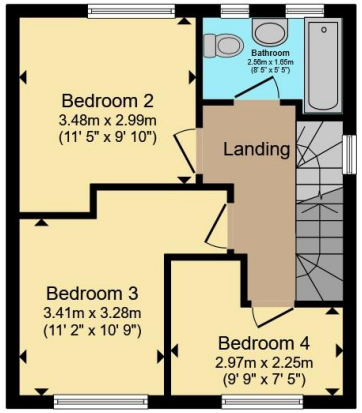
Block paved driveway, pathway to front door.

Rear Garden

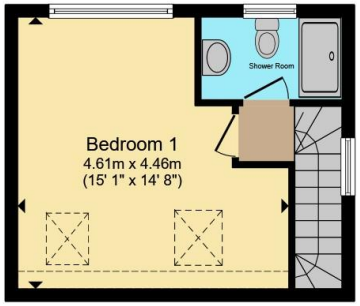
Paved patio area, laid lawn, side access.



Ground Floor



First Floor



Second Floor

Total floor area 118.9 m² (1,280 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: E

Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314290

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

See all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk