

Connells

Cardiff Road
Watford

Cardiff Road
Watford WD18 0DS

for sale
£375,000







Property Description

** NO UPPER CHAIN ** Connells are delighted to present this charming and well-maintained two-bedroom mid-terrace home, ideally situated in a highly sought-after location in Watford.

This attractive property offers spacious and versatile accommodation throughout, comprising two reception rooms, a well-appointed fitted kitchen with direct access to the rear garden, two generous double bedrooms, and an off-landing family bathroom.

Conveniently positioned within easy reach of Watford Grammar School for Girls, Watford Town Centre, and a range of local amenities, the property also benefits from excellent transport links, with both Watford High Street Station and Bushey Station nearby.

Externally, the home features a private rear garden with gated rear access, while permit parking is available to the front. There is also potential to extend the property (STPP), making it an ideal purchase for first-time buyers, families, and investors alike.

Early viewing is highly recommended.

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

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.

Front Entrance

Fence enclosed front garden, pathway to front door, door into living room.

Living Room

Window to front aspect, television point, telephone point, built in storage, under-stairs storage cupboard, radiator.

Dining Room

Window to rear aspect, radiator, stairs to first floor landing.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, windows to rear and side aspect, sink with drainer, gas cooker point, plumbing for washing machine, space for fridge/freezer, wall mounted boiler, door to rear garden.

First Floor Landing

Stairs from dining room, loft access, radiator.

Bedroom One

Window to front aspect, radiator, storage cupboard.

Bedroom Two

Window to rear aspect, radiator.

Bathroom

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

Outside

Rear Garden

Mainly laid lawn, shed, rear access.







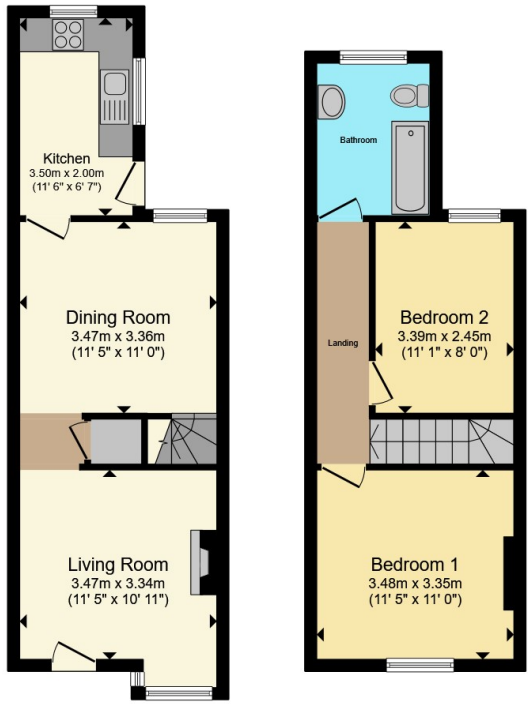







BE NEAT AND TIDY





Ground Floor **First Floor**

Total floor area 67.3 m² (724 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: E

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315226

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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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