



Connells

Chester Road
Watford



Property Description

** NO UPPER CHAIN **

** GUIDE PRICE £360,000 - £375,000 **

Connells are pleased to bring this well-presented mid-terrace house to the market that is situated on a popular residential road in West Watford. The property comprises of a two reception rooms, a modern fitted kitchen, two double bedrooms as well as a four-piece bathroom suite. Benefits include an easily maintainable rear garden, on-street permitted parking, as well as holding the potential for extension (STPP).

The property is located with access to several transport links including Watford Metropolitan and Watford High Street Station, as well as the A41 and M1 motorways. There are a variety of well-regarded primary and secondary schools within catchments including both Watford Grammar Schools. The property is also close by to the ever-popular Cassiobury Park and Watford Town Centre with its vast array of shops, eateries, entertainment and recreational facilities.

Viewing is highly recommended.

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

Entrance

Front door into lounge.

Reception Room

13' 2" INTO BAY x 10' 9" MAX (4.01m INTO BAY x 3.28m MAX)

Bay window to front aspect, television point, telephone point, radiator.

Dining Room

13' 2" MAX x 11' 5" + CUPBOARD (4.01m MAX x 3.48m + CUPBOARD)

Window to rear aspect, radiator, stairs to first floor landing, under-stairs storage.

Kitchen

10' 5" + DOOR RECESS x 7' 9" + DOOR RECESS (3.17m + DOOR RECESS x 2.36m + DOOR RECESS)

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

First Floor Landing

Bedroom One

11' 5" MAX x 10' 11" MAX (3.48m MAX x 3.33m MAX)

Window to front aspect, fitted wardrobe, radiator.

Bedroom Two

11' 3" MAX x 10' 6" + CUPBOARD (3.43m MAX x 3.20m + CUPBOARD)

Window to rear aspect, built in wardrobe, radiator, door to bathroom.

Bathroom

Window to side aspect, bath with mixer taps, shower cubicle, vanity basin, WC, heated hand towel rail.

Outside

Front Garden

Rear Garden

Courtyard rear garden, paved, brick built storage.









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

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/WTF314885



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