



Connells

Kimblewick By The Wood
Watford



Property Description

Connells are pleased to present this larger than average ground floor apartment to the market that is situated on a popular residential road in Carpenders Park. The property comprises of a good sized living area, one double bedroom as well as a fitted kitchen and family style bathroom.

The property benefits from a long lease with a share of the freehold, a secure garage in a block as well as being walking distance to Carpenders Park Station and Delta Gain shops. The shops include a COOP, a vet's, post office and much more. By The Wood is a quiet residential road with ample parking, just a short walk away is a large woodland area but also there are very good transport links into Watford town centre, Hatch End, Stanmore and London Central. This is an ideal home for a growing family.

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

Entrance Hall

Door to side

Lounge

15' x 10' 9" (4.57m x 3.28m)

Window to front aspect, radiator, tv point

Kitchen

8' 11" x 7' 5" (2.72m x 2.26m)

Window to front aspect, wall and base units, sink 1 bowl, washing machine, fridge freezer, electric oven, gas hob

Bedroom One

14' 3" x 9' 6" (4.34m x 2.90m)

Window to front aspect, radiator, built in wardrobes

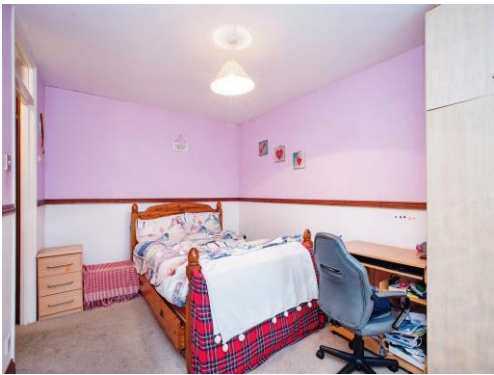
En Suite

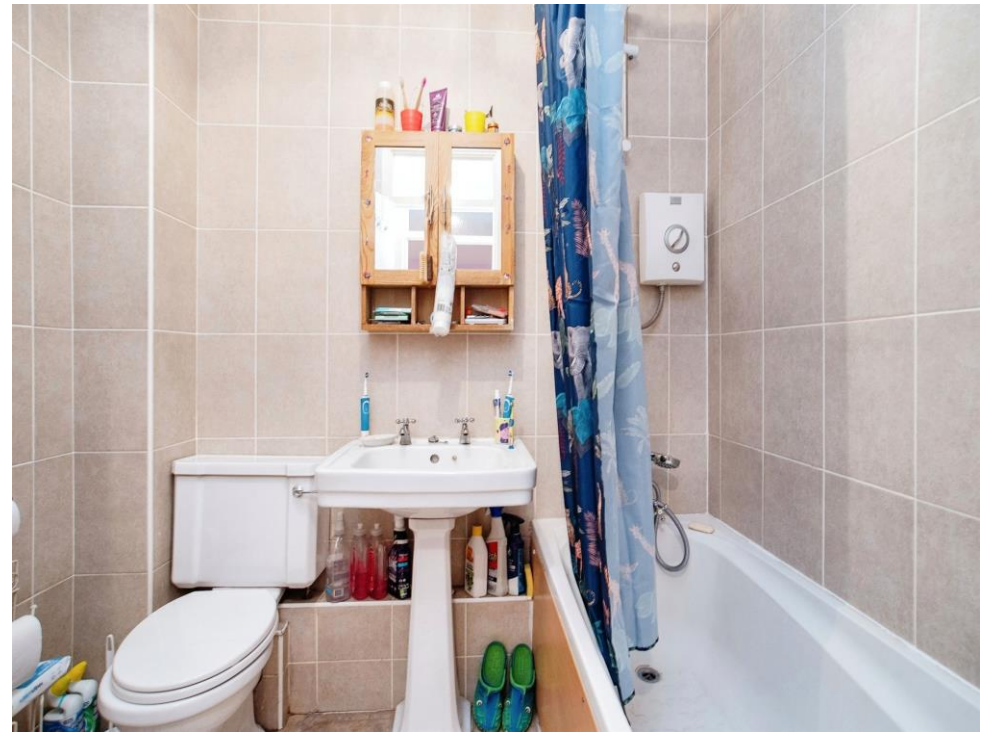
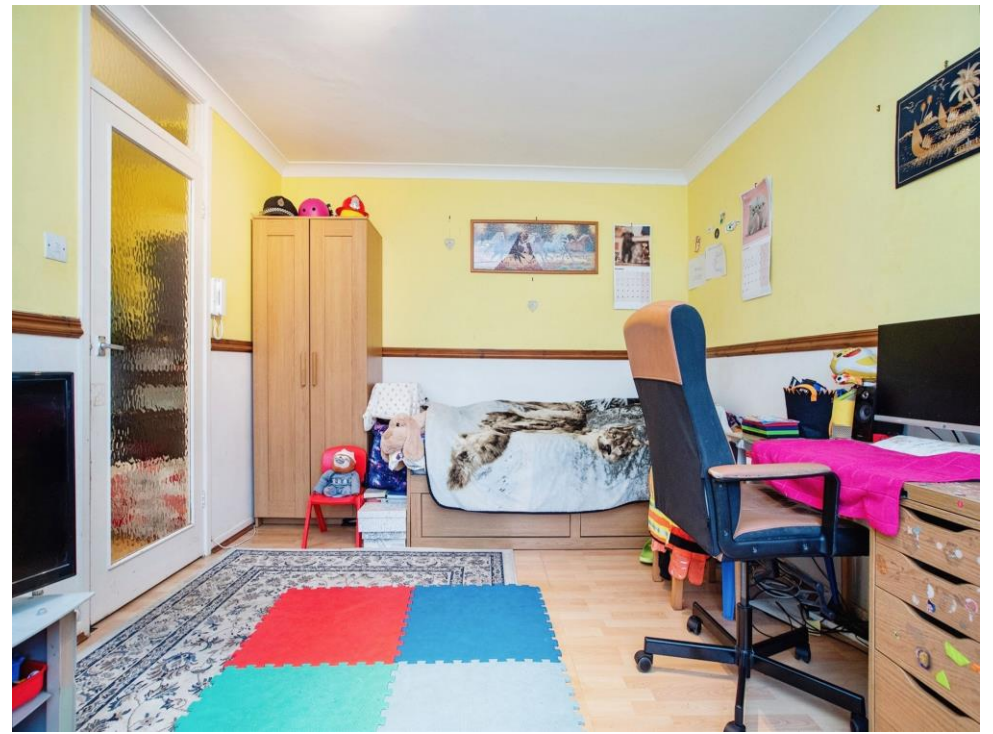
Heated towel rail, water closet, wash hand basin, tiled, bath and mixer taps

Communal Gardens

Laid lawn











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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E bushey@connells.co.uk

86 High Street
BUSHEY WD23 3HD

EPC Rating: C Council Tax
Band: C

Service Charge:
1200.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/BUS307183](https://www.connells.co.uk/Property/BUS307183)

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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Property Ref: BUS307183 - 0007