



**Connells**

Brookside Road  
Watford



## Property Description

Make it home on Brookside Road. Situated in a cul-de-sac in a desirable residential area, this beautifully presented two-bedroom terraced home offers modern open-plan living and has been recently redecorated throughout. The property is in good condition and features two generous double bedrooms, making it an excellent choice for first-time buyers, downsizers or investors alike. The home sits within a well-established community known for its family-friendly environment and strong local amenities.

The ground floor showcases a bright and airy open-plan layout, providing a seamless space for relaxing and entertaining. To the rear, a private garden features both a patio and lawn — perfect for outdoor dining and low-maintenance enjoyment. With parking for two vehicles, the property easily meets the needs of modern living while maintaining a welcoming and homely atmosphere.

The surrounding area benefits from excellent nearby facilities. Well-regarded primary schools such as Laurance Haines and Bromet Primary are located around 0.5 miles away, with outstanding secondary options including Watford Grammar School for Girls also within easy reach. Daily amenities such as convenience stores and a post office can be found within just a few hundred yards, ensuring superb convenience for residents.

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

### Entrance Hall

Door to front aspect, radiator.

### Lounge

Window to front aspect, understairs storage, television point, radiator.

### Kitchen

Window to rear aspect, door to garden, fitted kitchen with wall and base units, one bowl sink, washing machine, fridge/freezer, gas oven, gas hob.

### First Floor Landing

Radiator, airing cupboard, access to boarded loft.

### Bedroom 1

Window to front aspect, radiator.

### Bedroom 2

Window to rear aspect, radiator.

### Bathroom

Bath with mixer taps, wash hand basin, WC, tiled, extractor fan.

## Outside

## Rear Garden

Patio and laid to lawn, storage shed.

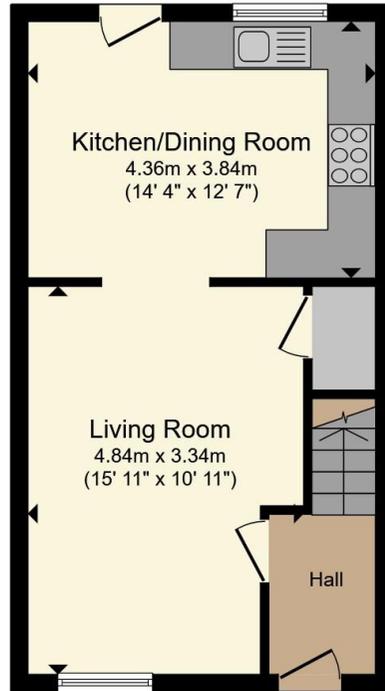
## Parking

Two parking spaces.

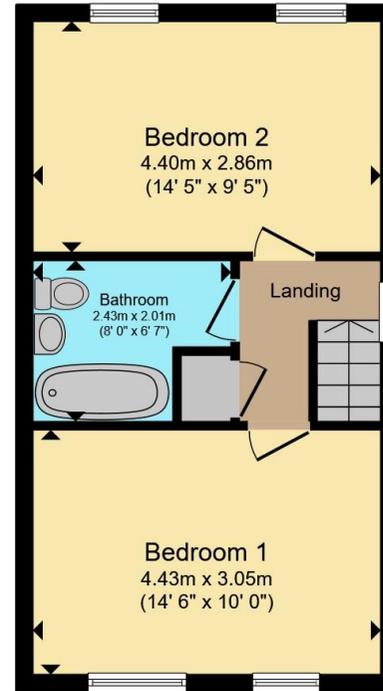








**Ground Floor**



**Ground Floor**

Total floor area 71.0 m<sup>2</sup> (764 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 020 8950 4404**  
**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
 BUSHEY WD23 3HD

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/BUS308415](http://connells.co.uk/Property/BUS308415)**



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUS308415 - 0005