



Connells

Hayling Road
Watford



Property Description

Connells are delighted to bring this immaculately presented semi-detached house to the market that is situated on a sought-after residential road in Watford. The property comprises of a welcoming entrance hall, a spacious reception room, a modern fitted kitchen and dining room, an additional lean to, three well-proportioned bedrooms and a four-piece family bathroom suite. Benefits include a landscaped rear garden, off-street driveway parking as well as holding the potential to extend (STPP).

The ideal family home, the property is conveniently located with access to several transport links including Carpenders Park Station and the A41 & M1 motorways. There are a variety of well-regarded primary schools, secondary schools and nurseries within catchments. There are a range of local amenities and parks within walking distances as well as Watford Town centre being just a short drive away providing further amenities, eateries, entertainment and recreational facilities.

Viewings are highly recommended.

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

Entrance Porch

Front door, door to entrance hall.

Entrance Hall

Stairs to first floor landing, radiator.

Living Room

Bay window to front aspect, television point, telephone point, feature fire place, radiator.

Kitchen / Diner

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to rear aspect, butler sink, integrated eye level double electric oven, electric hob with extractor hood, integrated washing machine, dishwasher & fridge/freezer, under-stairs cupboard, radiator, space for dining area, door to rear garden.

Lean To

First Floor Landing

Stairs from entrance hall, loft access.

Bedroom One

Window to front aspect, television point, fitted wardrobes, radiator.

Bedroom Two

Window to rear aspect, television point, built in wardrobe, radiator.

Bedroom Three

Window to front aspect, radiator.

Bathroom

Two windows to rear aspect, bath with mixer taps and shower attachment, WC, wash hand basin, shower cubicle, radiator, heated towel rail.

Outside

Front Garden

Block paved driveway, door to lean to.

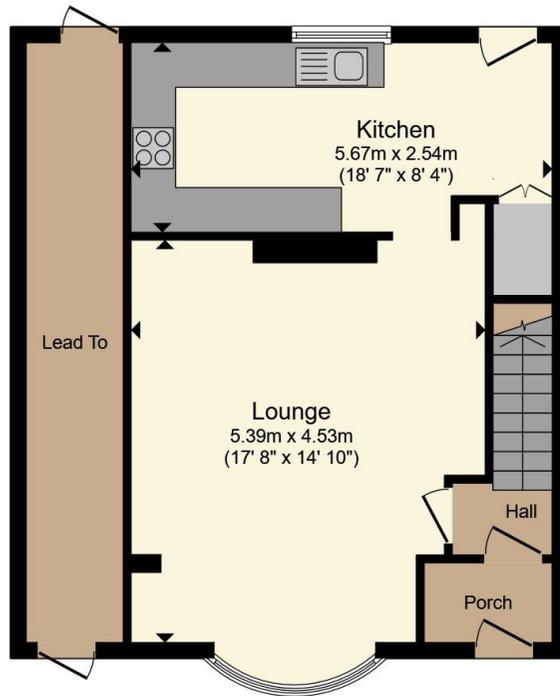
Rear Garden

Paved patio area, door to lean to, stairs rising to laid lawn.

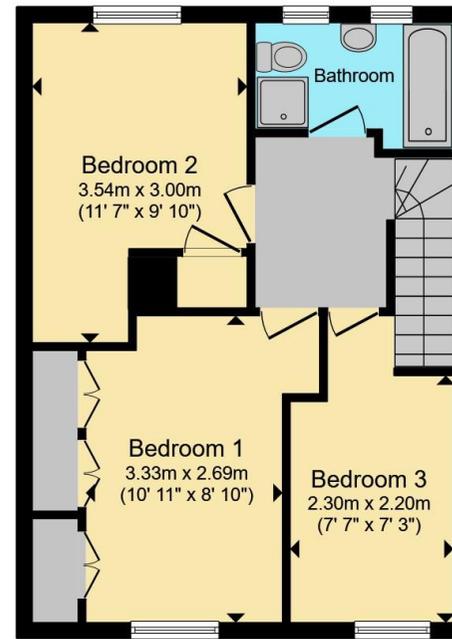








Ground Floor



First Floor

Total floor area 103.3 m² (1,112 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



To view this property please contact Connells on

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6 The Parade
 WATFORD WD17 1AA

EPC Rating: C Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315026



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