



**Connells**

Holywell Road  
Watford



## Property Description

Connells are delighted to bring this well-presented mid-terraced house to the market that is situated on a popular residential road in West Watford. The property briefly comprises of two reception rooms, a modern fitted kitchen, two/three well-proportioned bedrooms and a modern off-landing, four-piece Jack & Jill bathroom suite. Benefits include an easily maintainable enclosed rear garden, and outside WC, on street permitted parking as well as holding the potential to extend (STPP).

An ideal family home, the property is situated within easy reach of Watford Town Centre and ideally placed within walking distance to Watford High Street Station with direct links into Euston as well as well-regarded schools including Watford Girls Grammar Schools. The award winning Cassiobury Park with its hugely popular play area/splash park and woodland are within easy reach, as well as the other recreational facilities to include Watford Leisure Centre and Atria Shopping Centre with its vast area of family entertainment.

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

## Entrance Hall

Front door to side aspect, stairs to first floor landing.

## Living Room

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

## Dining Room

Window to rear aspect, radiator, under-stairs storage, open plan with kitchen.

## Kitchen

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to side aspect, sink with drainer, space for double oven/gas hob with extractor hood, plumbing for washing machine, integrated dishwasher, space for fridge/freezer, door to rear garden.

## First Floor Landing

Stairs from entrance.

## Bedroom One

Window to rear aspect, storage cupboard, radiator, door to bathroom.

## Bedroom Two

Window to front aspect, feature fire place, radiator.

## Bedroom Three / Snug

Accessed via bedroom two, window to front aspect, storage cupboard, radiator.

## Bathroom

Jack & Jill bathroom, window to rear aspect, free-standing bath, WC, shower cubicle, vanity wash hand basin, heated towel rail.

## Outside

### Rear Garden

Paved patio area, outside WC, laid lawn, shed, side access.

### Outside Wc

WC, wash hand basin, refurbished with running hot water.

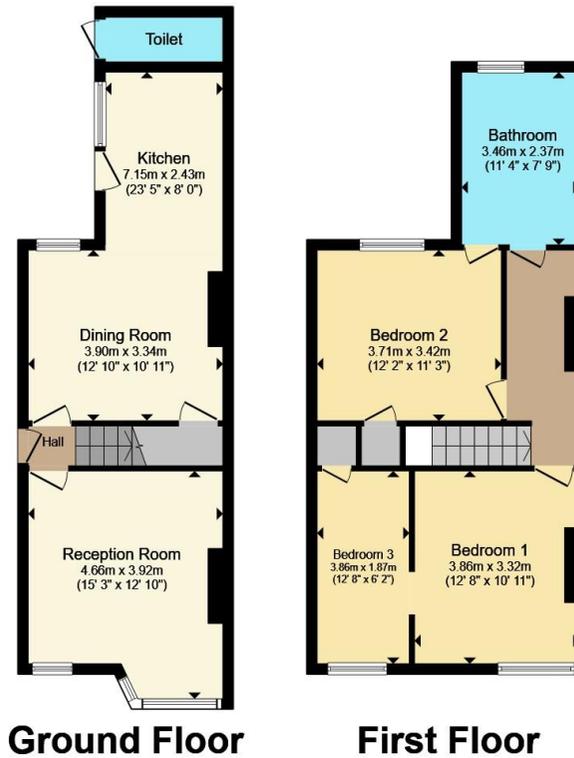
## Parking

On-street permitted parking.









Total floor area 97.0 m<sup>2</sup> (1,044 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)

**Connells**

To view this property please contact Connells on

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6 The Parade  
 WATFORD WD17 1AA

EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF315069](http://connells.co.uk/Property/WTF315069)**



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