



Connells

Hoylake Gardens
Watford



Property Description

Connells are pleased to bring this well-presented BISF semi-detached house to the market that is situated on a popular residential road in Watford. The property comprises of a sizeable reception room, a modern fitted kitchen/ diner with bi-folding doors to the rear garden, three well-proportioned bedrooms and a modern bathroom suite. Benefits include a landscaped rear garden, off-street driveway parking as well as holding the potential to extend (STPP).

The property is located within a prime position, just a stone's throw away from several transport links including Carpenders Park Station 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

Door to front aspect.

Reception Room

Window to front aspect, television point, telephone point, radiator, stairs to first floor landing, under-stairs storage.

Kitchen / Diner

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer, space for dining area, bi-folding doors to rear garden.

First Floor Landing

Stairs from reception room, window to side aspect.

Bedroom One

Window to front aspect, radiator.

Bedroom Two

Window to rear aspect, radiator.

Bedroom Three

Window to front aspect, radiator.

Bathroom

Window to front aspect, bath with mixer taps and overhead shower, WC, vanity wash hand basin, heated towel rail.

Outside

Front Garden

Off-street driveway parking, side access.

Rear Garden

Landscaped, sandstone paving, artificial grass, side access.





Ground Floor



First Floor

Total floor area 83.2 m² (895 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
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EPC Rating: C Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315100



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