



**Connells**

Prestwick Road  
Watford



## Property Description

Connells are delighted to bring this immaculately presented, extended brick built end-terraced house to the market that is situated on a popular residential road in Watford. The property has been completely refurbished throughout, offering ample living accommodation and briefly comprises of an open plan reception room with a modern integrated kitchen, three well-proportioned bedrooms with fitted wardrobes and a family shower room suite. Benefits include a separate utility room, a downstairs cloakroom, under-floor heating downstairs, a landscaped rear garden with outbuilding that backs onto local Woodlands, off-street driveway parking as well as holding the potential for further extension (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.

## Entrance Porch

Door to side aspect, window to front aspect, storage cupboard, door to entrance.

## Cloakroom

WC, vanity wash hand basin.

## Living / Dining / Kitchen

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

Modern fitted kitchen comprised of wall and base units with work surfaces and splash-backs to complement, window to rear aspect, sink with drainer, integrated eye-level double electric oven, gas hob with extractor hood, integrated dishwasher, integrated fridge/freezer, island with seating area, patio doors to rear garden.

## Utility Room

Doors to front and rear aspect, skylight, radiator, plumbing for washing machine, wall mounted boiler.

## First Floor Landing

Stairs from entrance area, window to side aspect, loft access.

## Bedroom One

Window to rear aspect, fitted wardrobes, radiator.

## Bedroom Two

Window to front aspect, fitted wardrobes, radiator.

## Bedroom Three

Window to front aspect, fitted wardrobes, radiator.

## Shower Room

Window to rear aspect, shower cubicle, WC, vanity wash hand basin, heated towel rail.

## Front Garden

Block paved driveway, stairs rising to entrance porch.

## Rear Garden

Paved patio area, stairs rising to laid lawn, outhouse.

## Outhouse

Door to front aspect, window to front aspect, patio doors to front aspect, power, lighting & electrics.

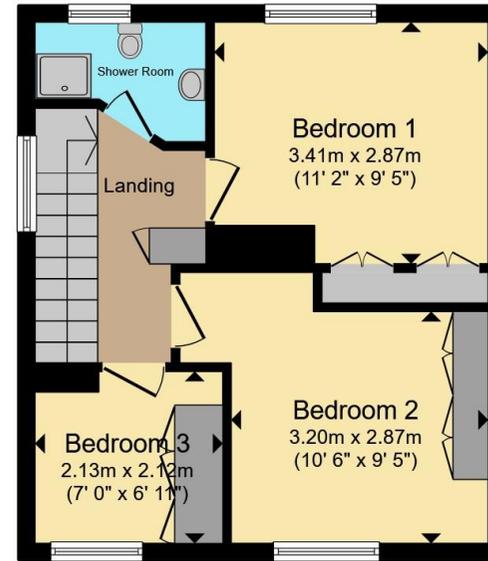








**Ground Floor**



**First Floor**

Total floor area 83.6 m<sup>2</sup> (900 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

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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