



**Connells**

Prestwick Road  
Watford



## Property Description

Connells are delighted to bring this immaculately presented semi-detached house to the market that is situated on a popular residential road in Watford. The property offers ample living accommodation and briefly comprises of two reception rooms, a modern fitted kitchen, three double bedrooms and a family bathroom suite. Benefits include a separate utility room, a conservatory room, a downstairs cloakroom, landscaped rear garden, a brick paved raised front garden with private side access 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.

## Entrance Hall

Door to front aspect, stairs to first floor landing, storage cupboard, radiator.

## Living Room

13' x 12' 9" ( 3.96m x 3.89m )

Window to rear aspect, patio doors to

conservatory, feature fire place, television point, telephone point, radiator.

## Dining Room

12' 9" x 9' 8" ( 3.89m x 2.95m )

Window to front aspect, radiator.

## Conservatory

11' 9" x 9' 10" ( 3.58m x 3.00m )

Windows to side and rear aspect, doors to rear garden, radiator.

## Kitchen

14' x 10' 8" ( 4.27m x 3.25m )

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, integrated dishwasher, integrated fridge/freezer, radiator.

## Cloakroom

Window to side aspect, WC, wash hand basin.

## Conservatory / Utility

16' x 5' ( 4.88m x 1.52m )

Comprised of wall and base units with work surfaces to complement, skylight, double sink, plumbing for washing machine, radiator, door to rear garden.

## First Floor Landing

Stairs to first floor landing, window to side and front aspect, storage cupboard, radiator.

### Bedroom One

13' 4" x 12' 11" ( 4.06m x 3.94m )

Window to rear aspect, fitted wardrobes, radiator.

### Bedroom Two

12' 11" x 9' 10" ( 3.94m x 3.00m )

Window to front aspect, fitted wardrobes, radiator.

### Bedroom Three

10' 9" x 10' 2" ( 3.28m x 3.10m )

Window to rear aspect, fitted wardrobes, radiator.

### Bathroom

Window to side aspect, bath with mixer taps and overhead shower, WC, wash hand basin, radiator.

### Outside

#### Front Garden

Brick paved raised front garden with private side access.

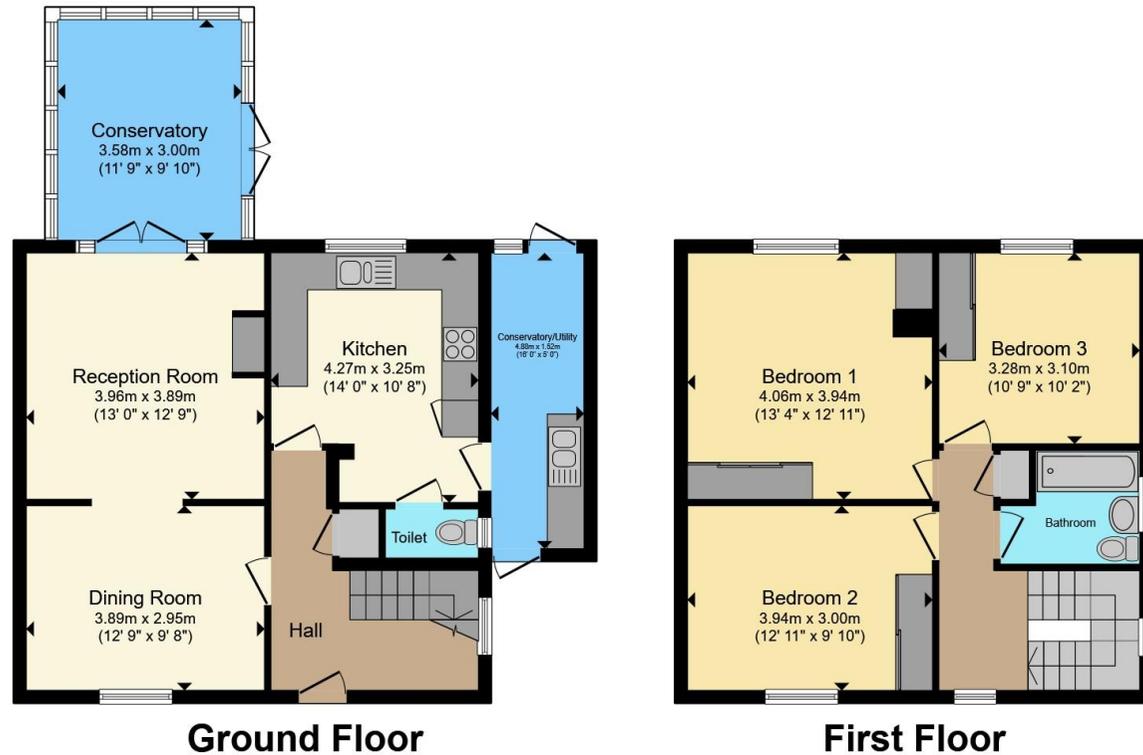
#### Rear Garden

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









Total floor area 124.4 m<sup>2</sup> (1,339 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**

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6 The Parade  
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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314874](http://connells.co.uk/Property/WTF314874)**



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