



Connells

Molteno Road
Watford



Property Description

Connells are delighted to offer for sale this stunning, larger than average, four bedroom town house located in a quiet cul de sac location within the catchment area for Nascot Wood School. The property offers spacious room sizes and benefits include a garage, driveway, additional allocated parking space, en suite shower room to master bedroom, reception/bed two with patio doors leading to rear garden, a modern fitted kitchen and bathroom. Other benefits include a residents only recreation space that is mainly laid to lawn with a patio area, located within the development and a children's play area is situated opposite the property. Located within easy reach of Watford Junction station and the Town Centre, as well as the local amenities which are a stone throw away.

Ground Floor

Entrance Hall

Front door, two storage cupboards, radiator, stairs rising to first floor, door to garage and door to reception room/bed two.

Reception Room / Bedroom Two

14' 9" x 13' 1" (4.50m x 3.99m)

Window and patio doors to rear garden and two radiators.

First Floor

Landing

Radiator and wood flooring.

Kitchen/breakfast Room

10' 9" x 14' 9" (3.28m x 4.50m)

Two windows to front aspect, wall and base level units with work surfaces over, stainless steel sink unit with mixer tap, integrated double oven and hob, washing machine, dishwasher, radiator and free standing fridge/freezer.

Cloakroom

Pedestal wash hand basin, WC, radiator and extractor fan.

Lounge / Diner

16' 8" x 14' 9" (5.08m x 4.50m)

Two Windows to rear aspect, wood flooring, radiator and TV point.

Second Floor

Landing

Storage cupboard on landing and radiator.

Bedroom One

14' 9" x 10' 9" (4.50m x 3.28m)

Double aspect windows to rear aspect, wood flooring, built in wardrobes, radiator and door to en suite.

En Suite

8' 2" x 4' (2.49m x 1.22m)

Shower cubicle, WC, pedestal wash hand basin, extractor fan and heated towel rail.

Bedroom Three

8' 2" x 10' 5" (2.49m x 3.17m)

Window to front aspect, wood flooring, radiator and TV point.

Bedroom Four

8' 10" x 6' 6" (2.69m x 1.98m)

Window to front aspect, wood flooring, TV point and radiator.

Family Bathroom

8' 2" x 6' 2" (2.49m x 1.88m)

Bath with shower over, pedestal wash hand basin, WC, extractor fan and heated towel rail.

Exterior

Driveway

Paved driveway to the front of the property.

Garage

12' x 8' 4" (3.66m x 2.54m)

Located to the front of the property with up and over door. Integral door.

Rear Garden

Enclosed rear garden with paved patio area and lawn area.

Allocated Parking Space

Additional, sheltered parking space is included within the sale.

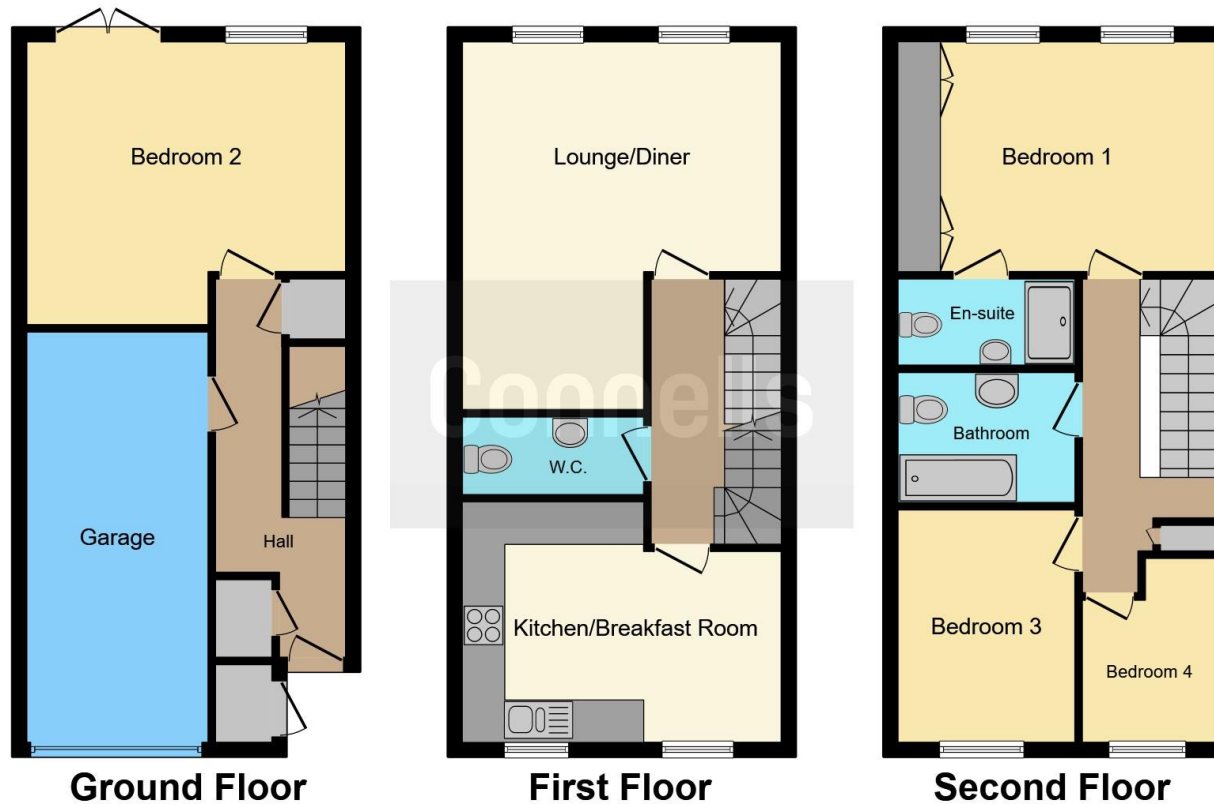
Communal Garden

Within the cul de sac is a residents only recreational green space which is mainly laid to lawn with a small patio area. Opposite the property is a children's play area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

view this property online [connells.co.uk/Property/WTF312038](https://www.connells.co.uk/Property/WTF312038)



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