



**Connells**

Beeston Close  
Watford



## Property Description

Connells are pleased to bring this well-presented semi-detached house to the market that is situated on a popular cul-de-sac residential road in Watford. The property comprises of a sizeable reception room, a modern fitted kitchen/ diner, three well-proportioned bedrooms and a family bathroom suite. Benefits include landscaped front & rear garden, off-street residential parking bays 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 and Northwood Metropolitan Station, the A41 & M1 motorway. 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 Hall

Door to front aspect, radiator, stairs to first floor landing, telephone point.

## Living Room

Window to front aspect with shutters, television point, telephone point, feature fire place, radiator.

## Kitchen / Diner

Fitted kitchen comprised of wall and base units with work surfacing and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, integrated washing machine, dishwasher and fridge/freezer, dining area, radiator, under-stairs storage, patio doors to rear garden.

## First Floor Landing

Stairs from entrance hall, window to rear aspect, airing cupboard, radiator.

## Bedroom One

Window to front aspect with shutters, fitted wardrobe, radiator.

## Bedroom Two

Window to rear aspect with shutters, radiator.

## Bedroom Three

Window to front aspect with shutters, fitted wardrobe, radiator.

## Bathroom

Window to rear aspect, bath with mixer taps and shower attachment, vanity wash hand basin, WC, radiator.

## Outside

### Front Garden

Brick wall, gated, paving, side access.

### Rear Garden

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

### Parking

Off-street residential bays.

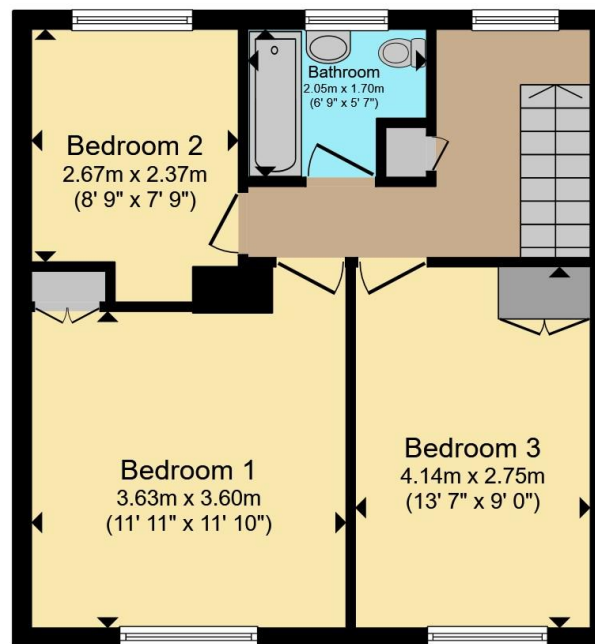








**Ground Floor**



**First Floor**

Total floor area 87.7 m<sup>2</sup> (943 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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6 The Parade  
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EPC Rating: Council Tax  
Awaited Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF315286](http://connells.co.uk/Property/WTF315286)**



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Property Ref: WTF315286 - 0005