



Connells

Clifton Road
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring to market this well-presented ground floor maisonette, ideally located on a sought-after residential road in Watford. The property offers bright and spacious accommodation throughout, and is offered with no upper chain, making it perfect for first-time buyers, investors or downsizers alike.

Comprising a sizeable reception room, a large modern fitted kitchen/diner offers an excellent range of units and workspace, a generous double bedroom benefits from fitted wardrobes, ensuring ample storage, while the contemporary bathroom suite is finished to a stylish and modern standard.

A standout feature of this home is the private rear garden, offering a rare and highly desirable outdoor space.

The property is superbly situated within walking distance of Watford Town Centre, giving easy access to a vibrant selection of shops, restaurants, cafés, bars and leisure facilities, including the popular Watford shopping centre. For commuters, the property is perfectly positioned close to excellent transport links, including Watford Junction Station (fast trains to London Euston), Watford Underground Station (Metropolitan Line) and easy access to the M1, M25 and A41.

For more information or to arrange a viewing, please contact Connells today.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, due to the nature of the sale we are currently awaiting confirmation in relation to the ground rent/service charges that may be applicable.

Entrance Hall

Door to front aspect, window to side aspect.

Living Room

Window to rear aspect, television point, television point, radiator.

Bedroom One

Bay window to front aspect, window to front aspect, range of fitted wardrobes, radiator.

Kitchen / Dining Room

Windows to side aspect, radiator, space for dining area.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to

complement, window to rear aspect, sink with drainer, integrated double oven, electric hob with extractor hood, integrated dishwasher, washing machine and fridge/freezer, door to rear garden, radiator.

Lobby

Mounted boiler & wall units.

Bathroom

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

Outside

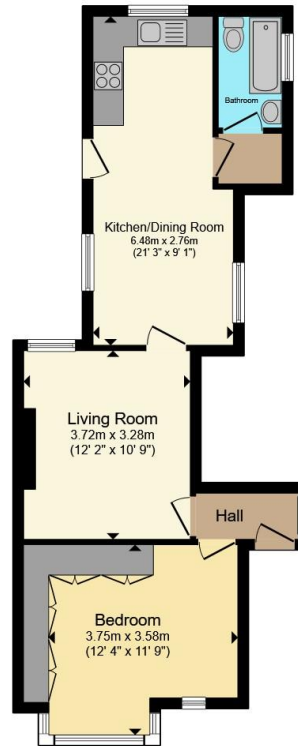
Rear Garden

Private paved rear garden, summer house.









Total floor area 50.0 m² (539 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

Connells

To view this property please contact Connells on

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

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315255

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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