



Connells

Longcliffe Path  
Watford



## Property Description

Connells are pleased to present this extended mid-terraced family home, set within a quiet cul-de-sac in South Oxhey. Arranged over three floors, the property offers spacious and versatile living ideal for modern family life.

The ground floor features a welcoming entrance hall, a generous lounge, and an impressive open-plan kitchen/diner with French doors leading to a landscaped rear garden.

The garden includes a summerhouse with power and lighting, ideal for a home office or leisure space, along with rear access.

To the first floor are three well-sized bedrooms and a modern family bathroom, while the second floor hosts a spacious principal bedroom with en-suite.

Further benefits include excellent storage, a practical layout, and a peaceful residential setting.

The property is conveniently located close to local schools, shops, and amenities, with excellent transport links including Moor Park and Carpenders Park stations, as well as easy access to the M25 and A41.

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

## Entrance Porch

Windows to front and side aspect, front door, door to entrance hall.

## Entrance Hall

Stairs to first floor landing, radiator.

## Living Room

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

## Kitchen / Diner

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, plumbing for washing machine, space for fridge/freezer, under-stairs storage, space for dining area, patio doors to rear garden.

## First Floor Landing

Stairs from entrance hall, stairs to second floor, storage cupboard.

## Bedroom Two

Window to front aspect, built in wardrobe, radiator.

## Bedroom Three

Window to front aspect, radiator.

## Bedroom Four

Window to rear aspect, radiator.

## Bathroom

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

## Second Floor Landing

Stairs from first floor landing, windows to rear aspect.

## Bedroom One

Two velux windows to front aspect, window to rear aspect, storage cupboard, storage in eaves, television point, radiator, door to en-suite.

## En-Suite

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

## Outside

## Front Garden

## Rear Garden

Paved patio area, lawn area, decking patio area, summer house.

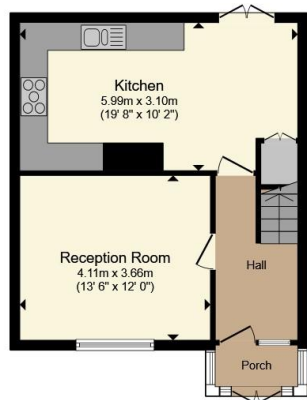
## Summer House

Windows to front and side aspect.

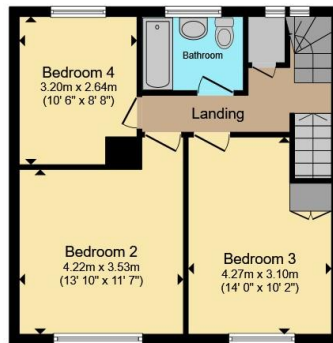








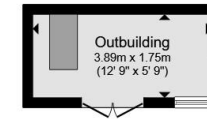
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

Total floor area 146.7 m<sup>2</sup> (1,579 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: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF315312](http://connells.co.uk/Property/WTF315312)**



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