



**Connells**

Dell Road  
Watford



## Property Description

**\*\* GUIDE PRICE £550,000 - £575,000 \*\***

**\*\* NO UPPER CHAIN \*\*** Connells are pleased to present this well-maintained three-bedroom semi-detached home, ideally situated on a popular residential road in North Watford.

The property offers generous living space, including a spacious reception room, a well-appointed fitted kitchen/diner, and a separate utility room perfect for both everyday living and entertaining. Upstairs comprises three well-proportioned bedrooms and a family bathroom featuring a walk-in shower.

Externally, the home benefits from off-street driveway parking, a garage, and a well-kept rear garden complete with a storage shed. The property also offers excellent potential to extend (STPP).

This is an ideal family home, conveniently located within walking distance of North Watford and Watford Junction stations, along with easy access to the M1, M25 and A41. The area is well served by a selection of highly regarded schools, local shops and amenities, and is just a short distance from Watford High Street and the Shopping Centre, offering a wide range of retail, dining and leisure options.

To arrange a viewing or for further information, please contact Connells today.

## Entrance Hall

Door to front aspect, stairs to first floor landing.

## Living Room

Window to front aspect, television point, telephone point, fireplace, radiator.

## Kitchen / Diner

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric eye-level double oven, gas hob with extractor hood, space for fridge/freezer, plumbing for dishwasher, space for dining area, radiator, door to garage, door to utility area, under-stairs storage cupboard.

## Utility Area

Windows to rear aspect and side, base unit with work surfaces to complement, sink with drainer, plumbing for washing machine, radiator, door to rear garden.

## Cloakroom

Window to rear aspect, WC, wash hand basin, radiator.

## First Floor Landing

Stairs from entrance hall, window to rear aspect, loft access.

## Bedroom One

Window to front aspect, storage cupboard, radiator.

### **Bedroom Two**

Window to front aspect, storage cupboard, radiator.

### **Bedroom Three**

Window to rear aspect, radiator.

### **Bathroom**

Window to rear aspect, walk in shower, WC, wash hand basin, radiator.

### **Outside**

#### **Front Garden**

Driveway parking, access to garage.

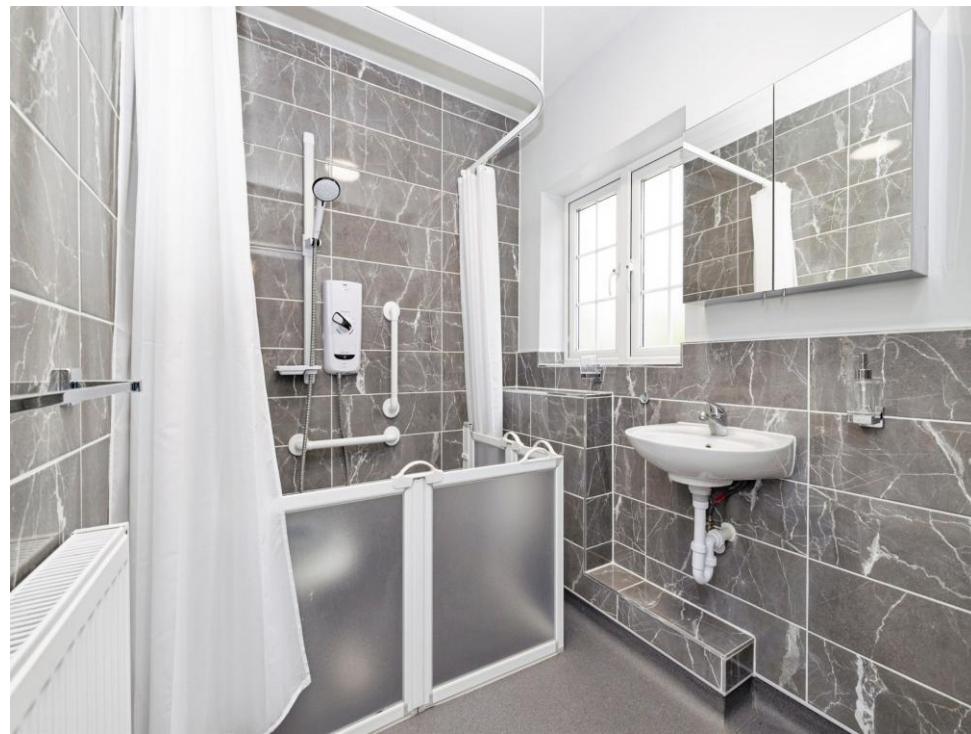
#### **Garage**

Double doors to front, door to lobby area.

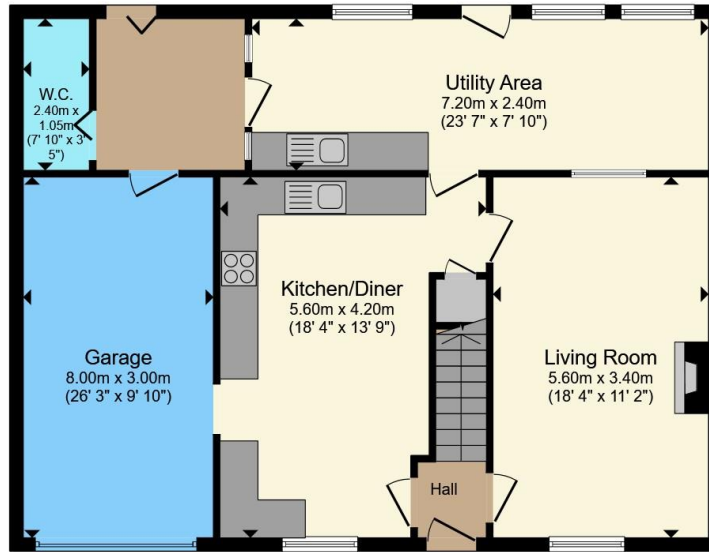
#### **Rear Garden**

Patio area, laid lawn, shrubs and trees, large double-door shed.

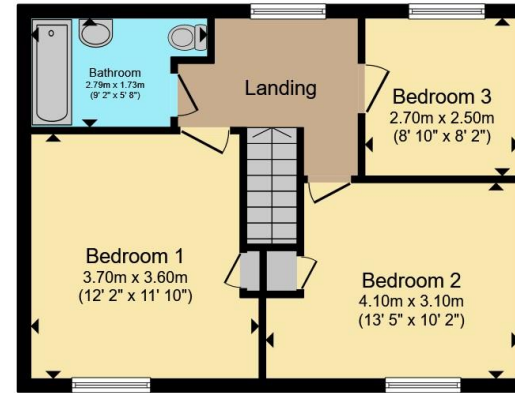








**Ground Floor**



**First Floor**

Total floor area 132.4 m<sup>2</sup> (1,426 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



To view this property please contact Connells on

**T 01923 230 403**  
**E watford@connells.co.uk**

6 The Parade  
WATFORD WD17 1AA

EPC Rating: E Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF315321](http://connells.co.uk/Property/WTF315321)**



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.

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