



**Connells**

Ferryhills Close  
Watford



## Property Description

Connells are pleased to bring this well-presented first-floor flat to the market that offers an excellent opportunity for first-time buyers or investors, conveniently located within a popular residential area of South Oxhey.

The accommodation comprises a sizeable reception room, a well-appointed fitted kitchen offering ample storage and worktop space. The property further benefits from a generous double bedroom and a modern bathroom. An enclosed balcony area provides additional versatile living space, while the private rear garden area is a rare and valuable feature for a property of this type.

Additional advantages include low ongoing charges, making this an affordable and attractive option for buyers seeking long-term value.

Situated close to a range of local shops, amenities and everyday conveniences, the property is also well placed for excellent transport links. Nearby stations including Carpenders Park Station and road connections provide easy access into Watford town centre, surrounding areas and central London, making it ideal for commuters.

Early viewing is highly recommended to appreciate the space, location and potential this property has to offer.

## Entrance Hall

Front door, phone entry point, radiator.

## Living Room

Windows to front aspect, television point, telephone point, radiator.

## Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with

drainer, electric oven and hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer.

## Bedroom One

Window to front aspect, built in wardrobe, radiator.

## Bathroom

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

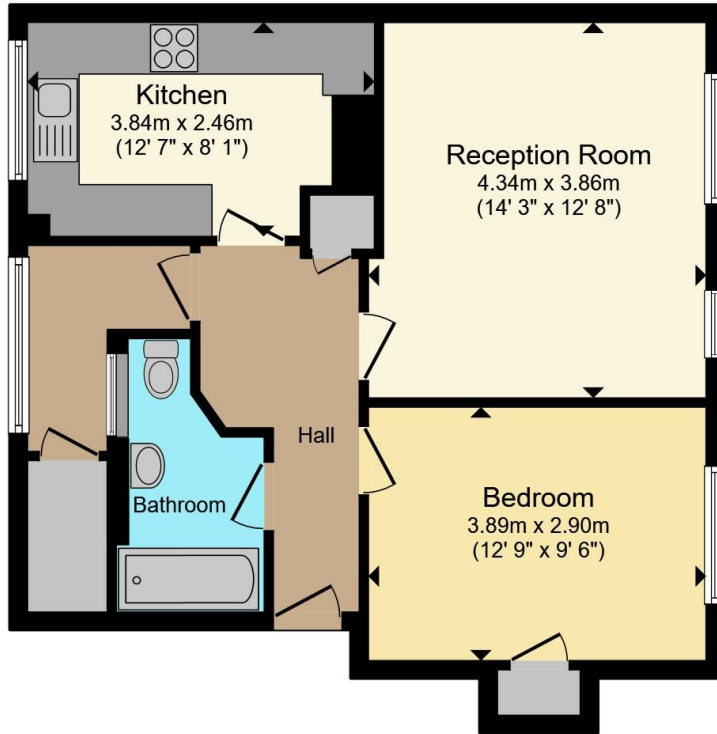
## Enclosed Balcony

Window to rear aspect, storage area, radiator.

## Outside

## Private Garden Area





Total floor area 56.6 m<sup>2</sup> (609 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)

Connells



To view this property please contact Connells on

**T 01923 230 403**  
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6 The Parade  
 WATFORD WD17 1AA

EPC Rating: D Council Tax Band: B

Service Charge: 800.00 Ground Rent: 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314922](http://connells.co.uk/Property/WTF314922)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1985. Should you require 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.

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