



Connells

Lansdowne Close
Watford



Property Description

Situated in a quiet cul-de-sac within the popular Garston area of North Watford, Lansdowne Close presents an excellent opportunity to acquire a well-positioned family home in a sought-after residential location.

The property offers bright and well-proportioned accommodation throughout, with generous living space, comfortable bedrooms, and a private rear garden, making it ideal for families, first-time buyers, or those looking to upsize.

The peaceful setting combines a neighbourhood feel with the convenience of excellent local amenities close at hand.

The property enjoys a convenient location close to local shops, supermarkets and leisure facilities, with Watford town centre just a short drive away. Excellent transport links include nearby Garston Station and easy access to the M1, M25 and A41, while families benefit from a choice of well-regarded schools, parks and green spaces. Combining a peaceful residential setting with everyday convenience, this is an ideal location for modern family living.

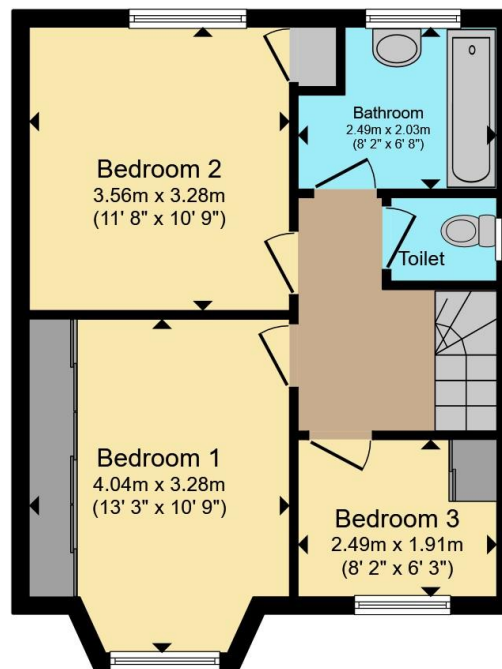
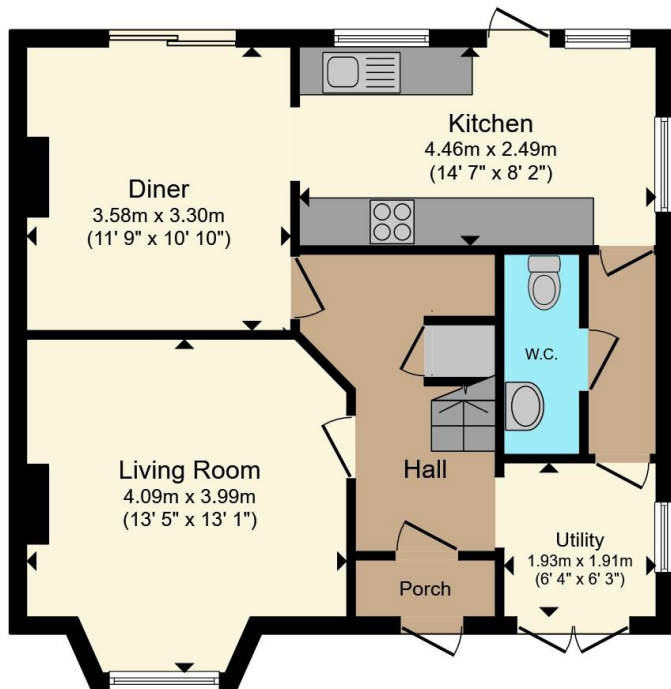
Agents Note

AML Fee - Purchasers

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor

First Floor

Total floor area 100.2 m² (1,078 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



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EPC Rating: D Council Tax
Band: E

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Tenure: Freehold



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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