Connells

Hugo Close
Watford

Hugo Close
Watford WD18 7BD

for sale
£650,000

Property Description

Connells are delighted to present this well-presented end-of-terrace town house, situated within a highly sought-after private development in West Watford.

Arranged over three floors and offering versatile living accommodation, the ground floor comprises a welcoming entrance hall, a modern fitted kitchen, a spacious reception room with access to the rear garden and a convenient downstairs cloakroom. The first-floor features two well-proportioned bedrooms, a family bathroom and a separate study, perfect for those working from home. One of the bedrooms also benefits from access to a private balcony. Occupying the entire second floor is an impressive principal bedroom with fitted storage and an en-suite bathroom.

Externally, the property boasts a well-maintained rear garden, allocated parking and additional visitor parking. Residents also enjoy exclusive access to communal facilities including a swimming pool, gym, sauna and beautifully maintained communal grounds.

The property is ideally situated within walking distance of Watford Metropolitan Station, Cassiobury Park and a range of local shops and amenities. Watford Town Centre and Atria Shopping Centre are also within easy reach, offering an excellent selection of restaurants, cafés, entertainment and retail facilities. The property is conveniently located for the M1, M25 and A41, while several highly regarded schools, including Watford Grammar School for Boys and Watford Grammar School for Girls, are nearby.

Agents Note

There is a maintenance charge of approx. £1900 PA. This includes residential use of the swimming pool, gym, sauna and communal grounds.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

Entrance Hall

Cloakroom

Reception Room

Kitchen

First Floor Landing

Bedroom Two

Bedroom Three

Bathroom

Study

Second Floor Landing

Bedroom One

En-Suite

Outside

Rear Garden

Parking

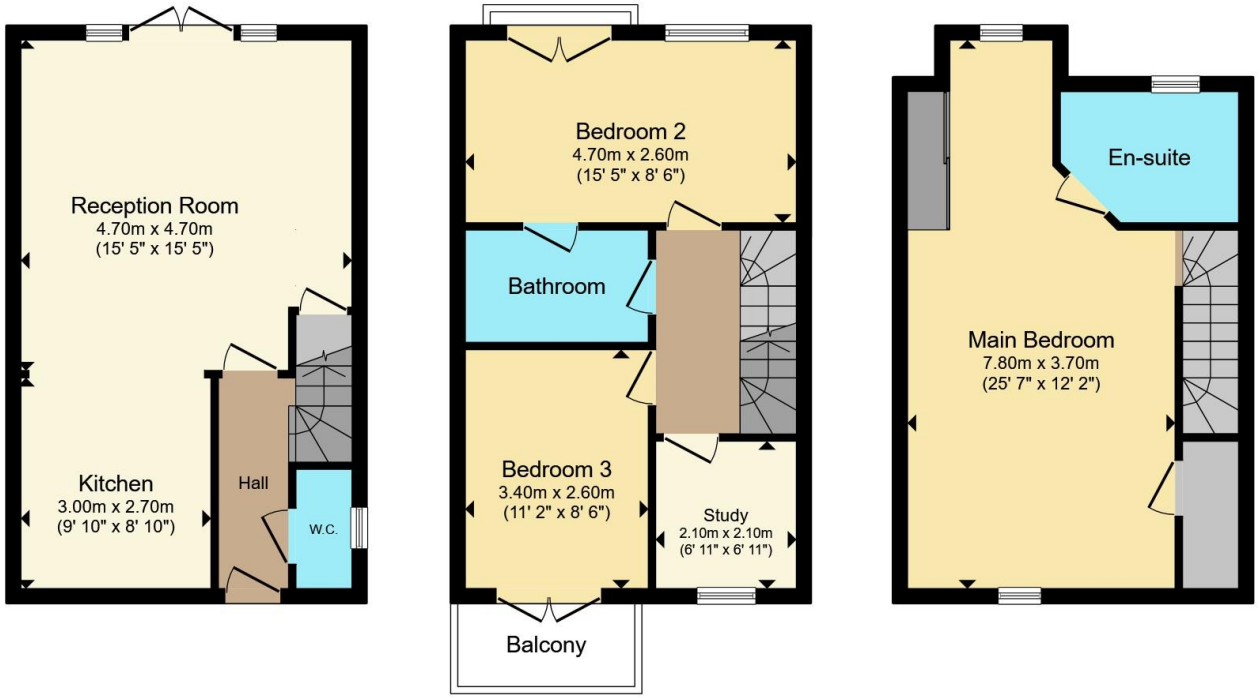
Allocated off-street parking spaces with additional visitor bays.

Communal Facilities

Residential use of the swimming pool, gym, sauna and communal grounds.

IMPERIAL

NO BALL GAMES



Ground Floor **First Floor** **Second Floor**

Total floor area 107.6 m² (1,158 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
WATFORD WD17 1AA

EPC Rating: C

Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315428

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.