

Connells

Coates Way
Watford

Coates Way
Watford WD25 9NX

for sale offers in excess of
£550,000







Property Description

Connells are pleased to offer to the market this attractive three-bedroom semi-detached family home situated on the popular Coates Way in Watford, offers well-presented and versatile accommodation throughout.

Upon entering the property, you are welcomed into a bright and spacious lounge, to the rear, a generous conservatory enjoys pleasant views over the garden, creating an ideal area for dining, family gatherings or a home office.

The separate modern fitted kitchen is thoughtfully designed with a range of wall and base units, work surfaces and space for appliances.

The first floor comprises three well-proportioned bedrooms, the family bathroom is fitted with a contemporary suite and completes the internal accommodation.

Externally, the property continues to impress with a private rear garden, ideal for outdoor entertaining. A standout feature is the garden room, which offers a variety of uses such as a home office, gym, studio or additional recreational space. To the front, there is a driveway providing convenient off-street parking.

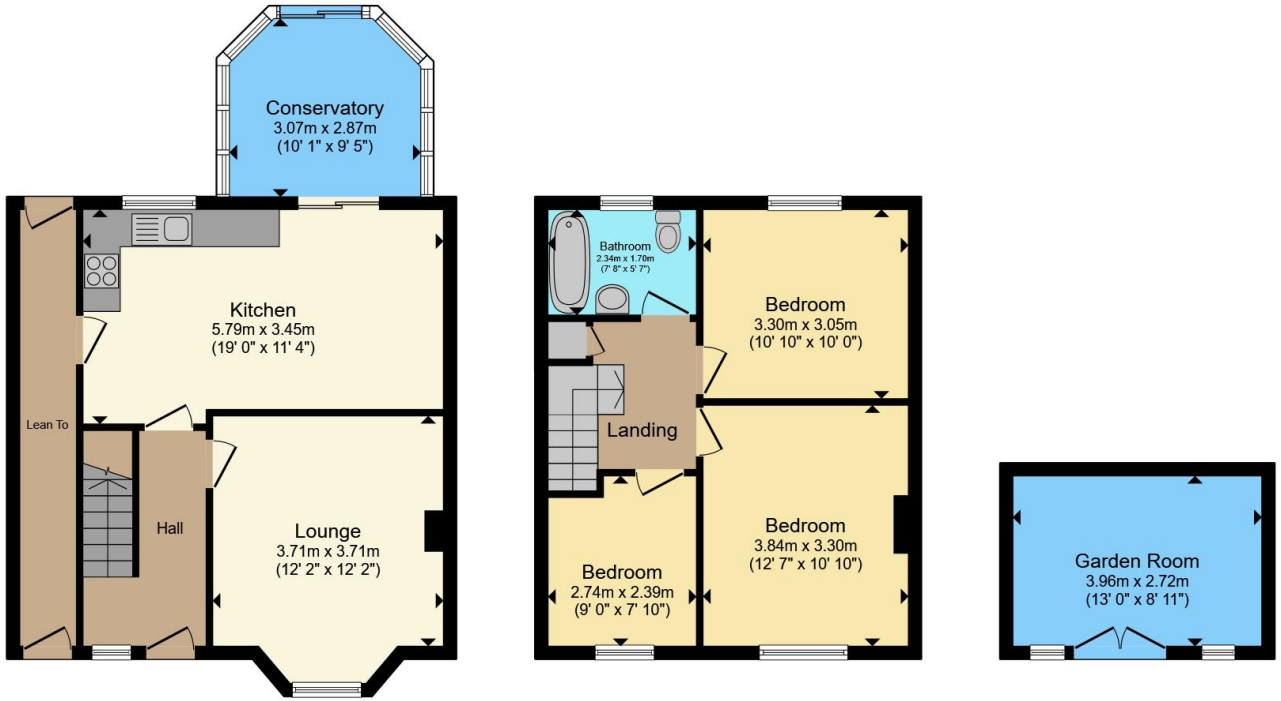
The property is within close proximity to the highly sought after secondary school, Parmiters. it is ideally situated for commuters as major road links including the M1, M25 and A41 are easily accessible. Garston Park is within walking distance which is a popular local green space providing children's play areas, sports facilities, open fields, and pleasant walking routes. Together with nearby countryside.

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.











Total floor area 98.4 m² (1,060 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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Abbots Langley WD25 7NG

EPC Rating: D

Council Tax Band: D

view this property online connells.co.uk/Property/LEA103798

Tenure: Freehold

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.