

Connells

Briar Road
Watford

Briar Road
Watford WD25 0LQ

for sale guide price
£400,000







Property Description

** NO UPPER CHAIN **

Situated in a popular residential location, this mid-terraced family home presents an excellent opportunity for buyers looking to put their own stamp on a property. Offering generous living accommodation, scope for modernisation and potential to extend (STPP), this home is ideal for families, first-time buyers and investors alike.

The property comprises two spacious reception rooms, providing flexible living and dining space, alongside an additional conservatory room overlooking the rear garden. Upstairs, there are two well-proportioned bedrooms, both benefiting from fitted wardrobes, and a well-appointed four-piece family bathroom suite.

Externally, the property offers off-street driveway parking and a private rear garden with exciting potential to further enhance and extend the accommodation (STPP).

Ideally located in North Watford, the property is well positioned for a range of local amenities, including shops, supermarkets, parks and leisure facilities. Highly regarded schools are nearby, while commuters benefit from excellent transport links, with easy access to the A41, M1 and M25, as well as Watford Junction Station offering direct services into London Euston.

For more information or to arrange a viewing, please contact Connells today.

Entrance Hall

Lounge

Dining Room

Conservatory

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Outside

Front Garden

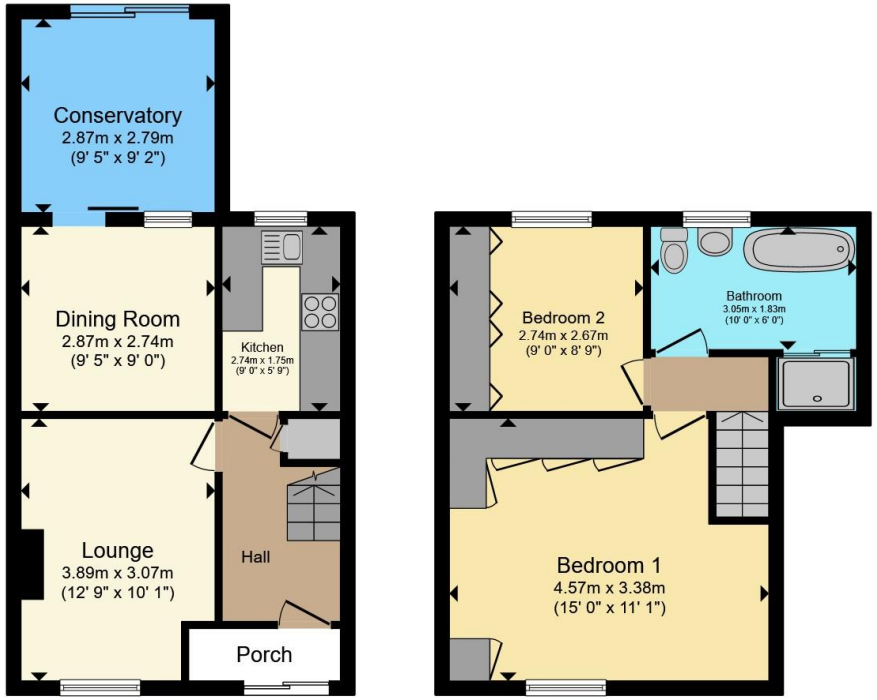
Rear Garden

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 73.9 m² (795 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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EPC Rating: D

Council Tax Band: D

view this property online connells.co.uk/Property/LEA103388

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.