

Connells

Fearnley Street
Watford

Fearnley Street
Watford WD18 0RD

for sale
£365,000







Property Description

** NO UPPER CHAIN **

Connells are delighted to present this well-proportioned two-bedroom mid-terraced home, offered to the market with no upper chain and ideally situated in a popular residential location close to excellent amenities, transport links and highly regarded schools.

The ground floor comprises two spacious reception rooms, along with a well-appointed fitted kitchen leading to the rear garden. Upstairs, the property offers two generous double bedrooms and a family bathroom. Externally, the home benefits from an easily maintainable rear garden, ideal for relaxing or entertaining. There is also scope to extend (STPP), allowing purchasers the opportunity to add further value and living space.

The property is conveniently located within easy reach of Watford town centre, offering an excellent selection of shops, restaurants, cafes and leisure facilities. The property is well served by transport links including Watford High Street Station, Watford Junction and major road networks, making it an excellent choice for commuters. Families will appreciate the property's proximity to sought-after schools, including catchments opportunities for local grammar schools.

An ideal first-time purchase, investment opportunity or family home, early viewing is highly recommended.

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

Living Room

Dining Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Outside

Rear Garden

















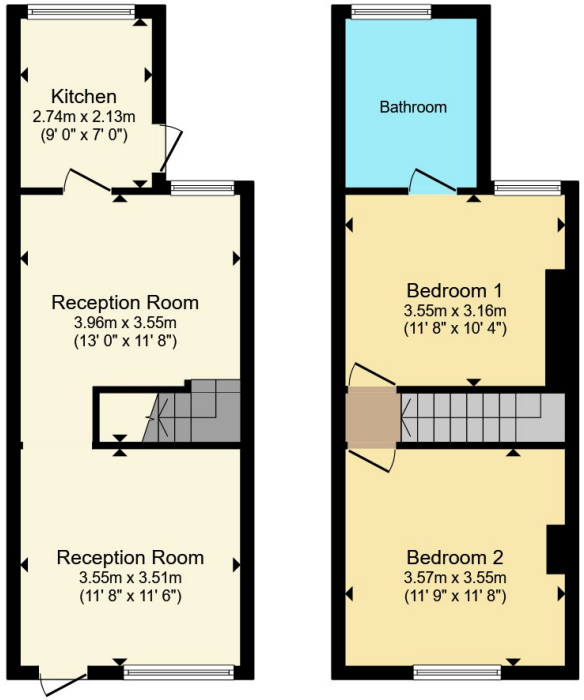

Ground Floor **First Floor**

Total floor area 66.1 m² (712 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
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EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315230

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.