

Connells

Chester Road
Watford

Chester Road
Watford WD18 0RE

for sale offers in excess of
£430,000







Property Description

Connells are delighted to present this immaculately presented three-bedroom terraced home, situated on a popular residential road in West Watford. The ground floor features two inviting reception rooms, both showcasing tastefully restored Victorian fireplaces, a modern fitted kitchen provides a stylish and practical space, a well-appointed family bathroom as well as being enhanced by underfloor heating running throughout the ground floor.

To the first floor, the property offers three well-proportioned bedrooms - the third bedroom is accessed via the second, making it perfectly suited as a nursery, home office or dressing room. The loft is fully boarded and benefits from power, offering excellent storage or future potential for extension (STPP). Externally, the home boasts a generous private rear garden.

The property is perfectly positioned for Watford General Hospital, the open green spaces of Cassiobury Park and the vibrant Watford town centre. Excellent transport links are within easy reach, including Watford High Street and Watford Junction stations, offering fast connections into London Euston. Motorists will appreciate convenient access to the M1 and A41.

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 Porch

Door to front aspect, windows to front and side aspect, door to living room.

Living Room

Bay window to front aspect, television point, telephone point, feature fire place, under-floor heating.

Dining Room

Window to rear aspect, feature fire place, stairs to first floor landing, under-stairs storage, under-floor heating.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, integrated washing machine, space for fridge/freezer, electric oven and hob, electric eye-level oven.

Lobby

Storage cupboard, door to rear garden.

Bathroom

Windows to rear and side aspect, bath with mixer taps and overhead shower, WC, vanity wash hand basin, heated towel rail.

First Floor Landing

Stairs from dining room.

Bedroom One

Window to front aspect, storage cupboard, radiator.

Bedroom Two

Window to rear aspect, storage cupboard, loft access, radiator.

Bedroom Three/ Study

Window to rear aspect, storage cupboard, radiator.

Outside

Front Garden

Enclosed front garden, gated.

Rear Garden

Decking area, laid lawn, paved pathway, storage.

Outbuilding/Storage

















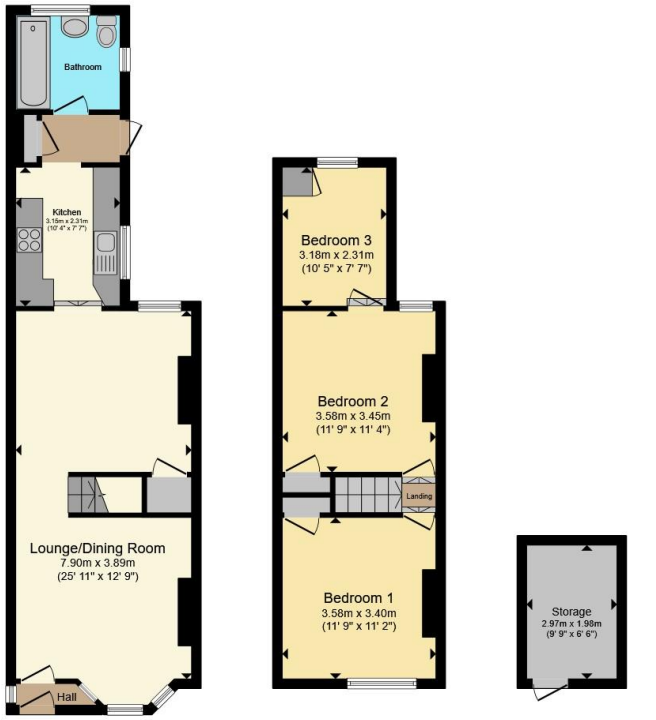

Total floor area 89.8 m² (966 sq.ft.) approx

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/WTF315147

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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.

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