

Connells

Durban Road West
Watford

Durban Road West
Watford WD18 7DS

for sale guide price
£600,000







Property Description

2A substantial five-bedroom semi-detached family, situated in a popular residential location close to Watford town centre. Offered with no onward chain, presenting an excellent opportunity for buyers seeking a spacious property with scope to modernise, reconfigure, and potential for a driveway and to extend (STPP).

Arranged over three floors, the accommodation offers exceptional versatility for growing families. The ground floor comprises three reception rooms with cellar access from the family room, a fitted kitchen, separate utility room, shower room, and a bright covered courtyard with access to the garage and rear garden.

The first-floor hosts three well-proportioned bedrooms alongside a family bathroom with separate WC, while the second floor provides a further two bedrooms, creating flexible accommodation. Externally, the property benefits from a large rear garden, offering plenty of outdoor space, as well as a garage providing additional storage.

The property is located within easy reach of Watford town centre, offering an excellent selection of shopping, dining and leisure facilities, including the popular Watford shopping centre. Nearby transport links including Watford Junction Station, providing direct services into London Euston, along with easy access to the M1, M25 and A41. Families will appreciate the range of well-regarded local schools, nearby parks and recreational facilities available throughout the area.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any

services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agents Note:

The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.

Entrance Hall

Living Room

Dining Room

Family Room

Cellar

Kitchen

Utility Room

Shower Room

Covered Courtyard

Garage

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Five

Bathroom

Separate Wc

Second Floor Landing

Bedroom Three

Bedroom Four

Outside

Front Garden

Rear Garden







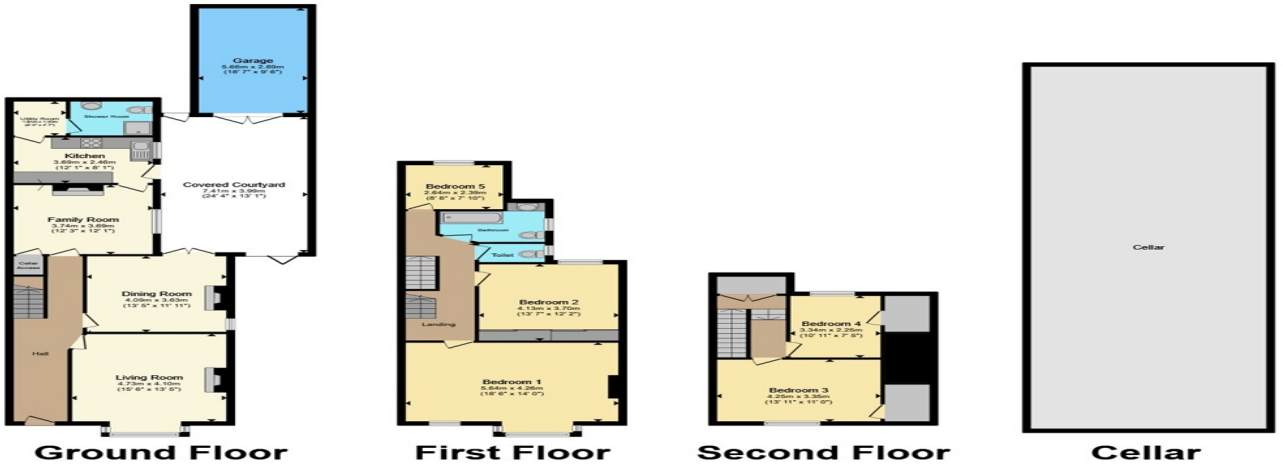












Total floor area 327.1 m² (3,521 sq.ft.) approx

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: E

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315441

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.