



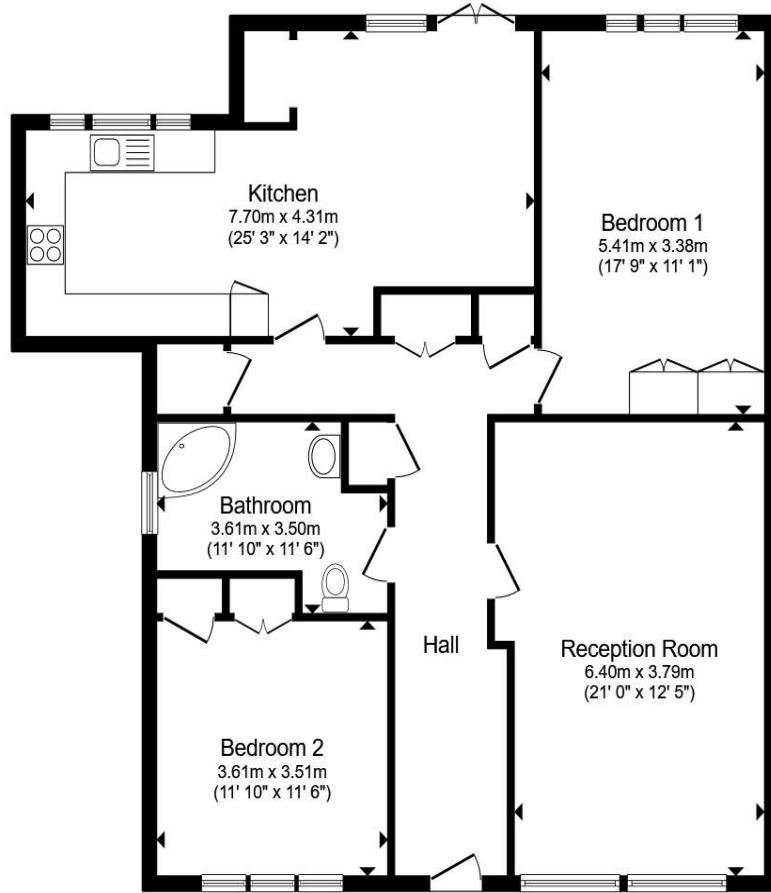
Park Road, Watford, WD17 4QW

welcome to

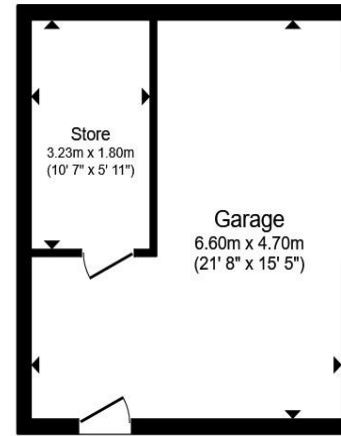
Park Road, Watford

A stylish two bedroom ground floor maisonette in the heart of Nascot Wood, featuring a newly fitted open plan kitchen diner, private low maintenance garden, driveway parking for two cars and a double garage with power and lighting, all within easy reach of Watford Junction and major road links.





Floor Plan



Outbuilding

Entrance Hall

22' 10" x 10' (6.96m x 3.05m)

Lounge

20' 9" x 12' 3" (6.32m x 3.73m)

Kitchen/Diner

24' 2" to max x 14' to max (7.37m to max x 4.27m to max)

Bedroom 1

17' 11" x 10' 11" (5.46m x 3.33m)

Bedroom 2

11' 6" x 11' 5" (3.51m x 3.48m)

Bathroom

11' 3" x 8' 6" (3.43m x 2.59m)

Total floor area 139.9 m² (1,506 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



welcome to

Park Road, Watford

- Spacious Two Bedroom Ground Floor Maisonette
- Private Driveway For 2 Cars & Double Garage with Mains Power & Lighting Located to the Rear
- Contemporary, Low Maintenance Rear Garden with Direct Access from the Dining Area, Ideal for Indoor Outdoor Living & Entertaining
- Modern Open Plan Kitchen Diner with Integrated Appliances & Excellent Natural Light
- Approximately 938 Year Lease Remaining Offering Long-Term Security

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent Buildings Insurance Premium: £400

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1965. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF105061](https://www.brownandmerry.co.uk/Property/WAF105061)



Property Ref:
WAF105061 - 0009

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