





Property Description

Connells are delighted to bring this first floor maisonette to the market that is situated on a popular residential road in North Watford. The property briefly comprises of a sizeable reception room, a well-appointed fitted kitchen, two well-proportioned bedrooms and family bathroom suite. Benefits include a private entrance, access to the loft for additional storage, as well as an enclosed rear garden with gated access.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including being a short distance to North Watford and Watford Junction Station as well as the M1, M25 & A41 motorways. The property is within catchments to a variety of well-regarded nurseries, primary schools and secondary schools. There are a range of local shops and amenities within proximity as well as being a short distance from Watford High Street and Shopping Centre that provides numerous shops, eateries, entertainment and recreational facilities.

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

Agents Note: Please note that the AML fee covers 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 Hall

Door to front aspect, stairs to first floor landing, radiator.

Reception Room

Bay window to front aspect, radiator, television point, loft access.

Kitchen

Fitted kitchen comprised of wall and base units to complement, window to side and rear aspect, sink with drainer, electric oven and

gas hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer.

Bedroom One

Window to rear aspect, radiator.

Bedroom Two

Windows to front aspect, radiator.

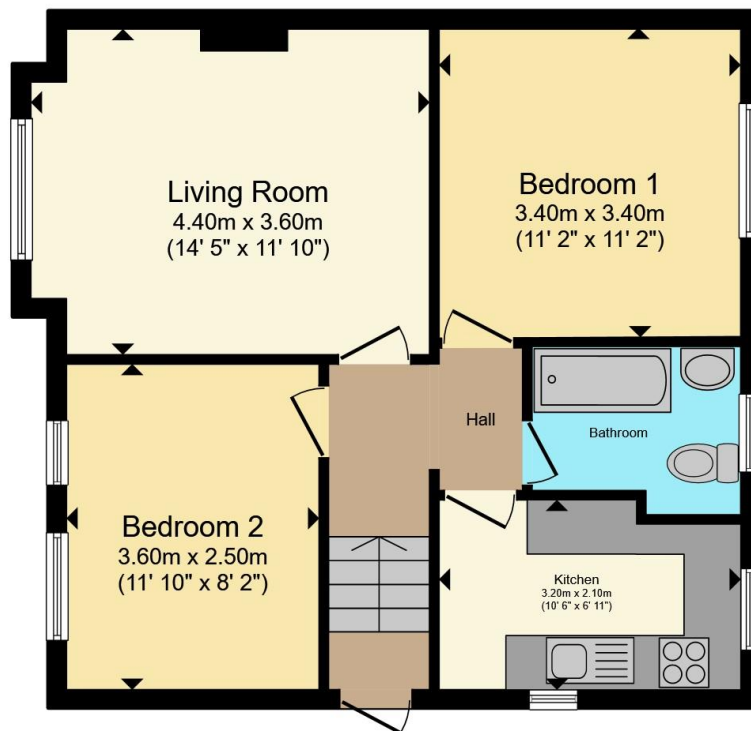
Bathroom

Window to rear aspect, bath with shower over, wash hand basin, WC, extractor fan and radiator.

Outside

Rear Garden





Total floor area 55.2 m² (594 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: C Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315101

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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