



**Connells**

Maytree Crescent  
Watford

# Maytree Crescent Watford WD24 5NJ

for sale offers over  
**£475,000**



## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are pleased to present this attractive and well-maintained semi detached home, ideally positioned on a quiet residential road in North Watford. Offering generous and well-balanced accommodation, the property features a spacious reception room, a modern fitted kitchen/dining area, complete with bi folding doors opening onto the rear garden, three well-proportioned bedrooms along with a family bathroom suite. Benefits include a convenient downstairs cloakroom, off street driveway parking, and a low maintenance rear garden. The property also offers scope for extension (STPP), making it an appealing option for those looking to enhance or personalise their home.

This property represents an ideal family home, conveniently located within easy reach of Watford North Station, as well as excellent road connections via the A41, M25 and M1. A variety of local shops, including a nearby hypermarket, are close at hand. The area is well served by a selection of nurseries, primary and secondary schools, and Watford Town Centre is just a short drive away, offering an extensive range of shopping, dining, leisure and entertainment facilities.

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, under-stairs storage, radiator.

## Reception Room

Bay window to front aspect, television point, telephone, radiator.

## Kitchen / Dining Room

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric cooker point, plumbing for washing machine, space for fridge/freezer, space for dining area, bi-folding doors to rear garden, door to front aspect, radiator.

## Cloakroom

WC, wash hand basin.

## Bedroom Two

Window to front and side aspect, fitted wardrobes, shower cubicle.

## First Floor Landing

Stairs from entrance hall, loft access.

## Bedroom One

Bay window to front aspect, window to front aspect, fitted wardrobe, radiator.

## Bedroom Three

Window to rear aspect, radiator.

## Bathroom

Window to rear aspect, bath with mixer taps and shower attachment, WC, wash hand basin, heated towel rail.

## Outside

### Front Garden

Graveled driveway, external porch, side aspect.

### Rear Garden

Mainly paved, laid lawn area, chicken coop area, door to workshop/storage.

## Workshop / Storage

Door to side aspect, windows to side aspect, workbench.









Total floor area 106.0 m<sup>2</sup> (1,141 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](http://www.propertybox.io)

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**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF315189](http://connells.co.uk/Property/WTF315189)**



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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