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estates

Russell Crescent, Watford

Virtual Tour: goo.gl/1nFg34

£285,000

A spacious 2 bedroom garden maisonette with gas fired heating to radiators and double glazing, close to Leavesden High Street. This well presented home also has a modernised shower room with large glazed corner shower, attractive kitchen overlooking the rear garden and many rooms benefit from parquet wooden flooring. Available with NO SALES CHAIN. The property will have the benefit of an extended lease upon completion.

- 2 bedrooms
- Attractive rear garden
- Cul-de-sac location
- Gas fired heating
- Double glazing
- Modern shower room
- No Sales Chain
- Extended lease upon completion



Hallway

Double glazed door to side aspect, laminate effect flooring, radiator, under stairs cupboard and dado rail. Doors to:-

Lounge

10' 5" x 14' 4" (3.17m x 4.36m)

Double glazed patio doors to rear aspect, radiator, 'Parquet' flooring, feature fireplace, dado rail, coving and TV point.

Kitchen

8' 9" x 7' 10" (2.66m x 2.39m)

Double glazed window to rear aspect, radiator, fitted kitchen comprising of range of wall and base level units and drawers with roll-top work surfaces over, inset 1.5 bowl sink and drainer with mixer tap, tiled splashbacks, space for fridge and freezer, space for cooker, breakfast bar, access to gas combi boiler and tiled floor.



Shower Room

Double glazed window to side aspect, radiator and tiled floor. Refitted 3 piece suite comprising large corner shower with handheld shower, pedestal wash hand basin with mixer tap and low level WC, tiled to all walls and coving.

Bedroom 1

12' 11" x 9' 2" (3.94m x 2.79m)

Double glazed window to front aspect, radiator, 'Parquet' flooring, range of built-in wardrobes, drawers and overhead cupboards.

Bedroom 2

9' 7" x 6' 8" (2.91m x 2.03m)

Double glazed window to front aspect, radiator and 'Parquet' flooring.





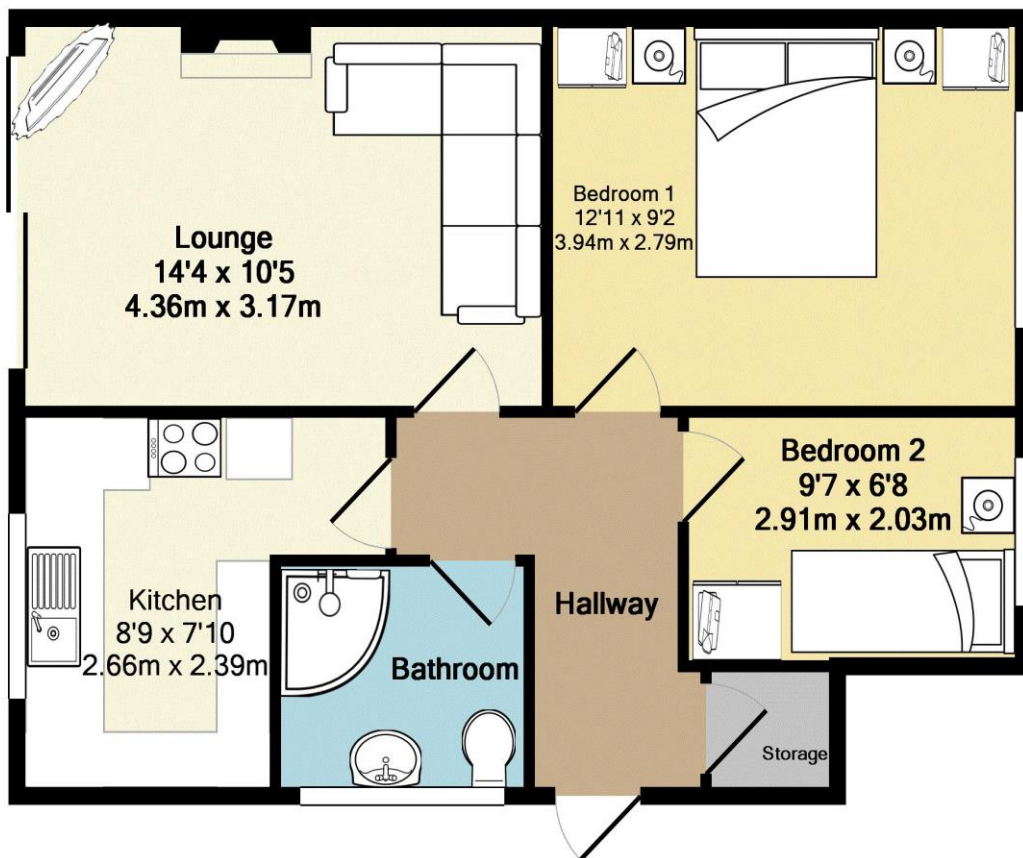
Front Garden

Dwarf brick wall to front boundary, range of shrubs and remainder laid to lawn.

Rear Garden

Surrounded by fencing with patio area and artificial lawn with large timber shed. Gated side access.

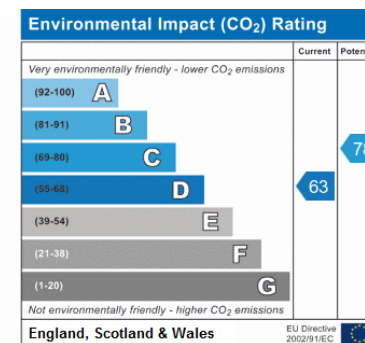
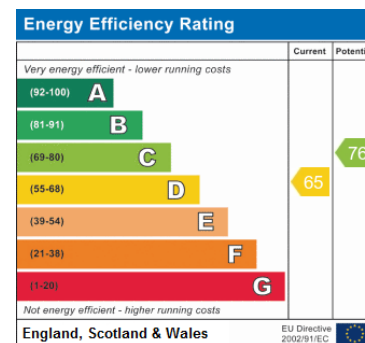




Total Approx. Floor Area 600 Sq.Ft. (55.8 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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General Information

Fixtures & Fittings: All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.

Tenure: Leasehold

Viewing: By appointment only through Navigation Estates

Agent's Notes: While we endeavour to make our sales details accurate and reliable, please contact the office for clarification on any point. None of the statements contained in the particulars of this property is to be relied on as statement of fact. Photographs are used to illustrate the style of property and do not imply that any items shown are included within the sale price.



67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE

t: 01442 253303

e: sales@navigationestates.co.uk

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estates

www.navigationestates.co.uk