

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Courtlands Drive, Watford

£1,550 P.C.M

Key Features include:

- Two Double Bedrooms
- First Floor Maisonette
- Gas Central Heating
- Double Glazing
- Recently Fitted Boiler
- Private Garden
- Off Street Parking
- Unfurnished

Property Overview:

This rarely available and extremely spacious **TWO DOUBLE** bedroom first floor maisonette above commercial premises boasts ultra contemporary interiors. The property is ideally positioned within walking distance to Cassiobury Park, local primary schools and Watford Town Centre. **UNFURNISHED**

Accommodation:

Entrance Hall

Fitted carpet, stairs, storage area above stairs, leading to: -

Landing

Laminate flooring, double doors to large cupboard used as study area currently.

Lounge/Dining Room 15' 0" x 11' 6" (4.57m x 3.50m)

Two windows to rear, decorative fireplace and laminate flooring.

Kitchen 10' 6" x 6' 7" (3.20m x 2.01m)

Recently fitted with a matching range of base and eye level units, worktop space over, sink with single drainer and mixer tap, integrated fridge/freezer and dishwasher, washing machine, electric fan assisted oven, four ring induction hob with pull out extractor hood over, two windows to front and vinyl flooring.

Master Bedroom 13' 5" x 12' 1" (4.09m x 3.68m)

Two windows to front, window to side, curtains, fitted carpet and range of fitted wardrobes.

Bedroom 2 15' 0" x 12' 3" (4.57m x 3.73m)

Window to rear, window to side, blinds and laminate flooring.

Bathroom

Modern suite including deep panelled bath with shower attachment, shower screen, pedestal wash hand basin, low-level flush WC, tiled surround, extractor fan, mirror, large cabinet, double glazed window to front, radiator and ceramic tiled flooring.

Outside

Access via rear private road, off street parking for three cars, secluded garden with seating area and shed.

Council Tax Band: C EPC Rating: D



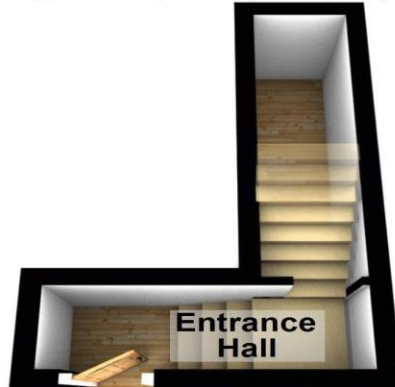


To arrange a viewing call:
020 8421 4847

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Ground Floor

Approx. 5.7 sq. metres (60.8 sq. feet)



First Floor

Approx. 63.6 sq. metres (684.8 sq. feet)



Total area: approx. 69.3 sq. metres (745.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.