



Connells

Trevellance Way
Watford

Trevellance Way
Watford WD25 0LY

for sale
£325,000



Property Description

GUIDE PRICE £325,000 TO £350,000 A rarely available two bedroom ground floor maisonette. This superb home has so many features and benefits such as a long lease, low ground rent, own garden, off road parking, double bedrooms and large shower room. This property is located well for Garston Manor and Coates Way schools. There is a local shop in Horseshoe Lane and the North Orbital Road and M1 are also close by. Please call today for viewing!



Entrance Hall

Front door.

Bedroom 1

11' 8" x 12' 5" plus bay (3.56m x 3.78m plus bay)

Radiator, window.

Bedroom 2

10' 4" x 11' (3.15m x 3.35m)

Door to rear garden, radiator.

Shower Room

Laminate flooring, wash hand basin in vanity unit, extractor fan, wash hand basin, window, radiator, double shower cubicle.

Kitchen

10' 7" max x 7' 8" max (3.23m max x 2.34m max)

Laminate flooring, radiator, tiled walls, cooker point, stainless steel sink, window, door to rear.

Lounge

12' 5" max x 11' 8" max (3.78m max x 3.56m max)

Radiator, window.

Outside

Front Garden

Off road parking for two cars.

Rear Garden

Lawn area. patio area.









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.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA102814

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.

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