



Connells

North Approach
WATFORD



Property Description

A stunning three bedroom maisonette situated above the shops. This spacious home benefits from a large lounge area opening into the kitchen area, two double bedrooms and one single bedroom and a smart modern shower room. This home is on the first floor and has its own front door. North Approach is located well for the North Orbital Road, Tesco Express, and several popular schools such as Alban Wood, Stanborough and Kingsway. The closest train station is Garston and there are various bus stops serving this area.



Entrance Hall

Front door.

Lounge Area/ Kitchen Area

31' 1" max x 19' 1" (9.47m max x 5.82m)

Open plan area, wall and base units, cooker point, sink with drainer.

Bedroom 1

12' 2" x 12' 4" with recess (3.71m x 3.76m with recess)

Window.

Bedroom 2

10' 5" with recess x 12' 3" (3.17m with recess x 3.73m)

Window.

Bedroom 3

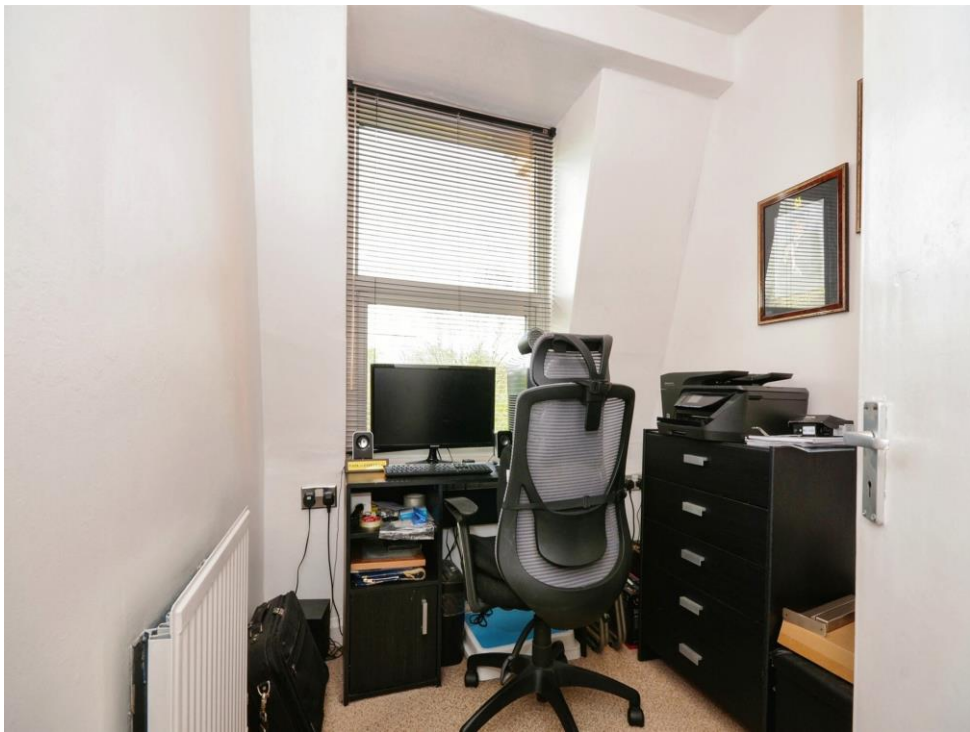
6' 6" x 7' 7" (1.98m x 2.31m)

Window.

Shower Room

Shower, wash hand basin, WC.









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

T 01923 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
 Abbots Langley WD25 7NG

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA102904

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEA102904 - 0006