



Connells

Tylersfield
ABBOTS LANGLEY



Property Description

A superb first floor maisonette located in this desirable location in Tylersfield. Featuring a double bedroom, single bedroom, a modern and bright kitchen, a spacious lounge area, dining area, a modern bathroom and a landing with super-convenient extra storage. This ready-to-move-into home also boasts its own garden, off road parking and double glazing. The perfect opportunity for a buy to let landlord or a first time buy! Abbots supermarket is the nearest convenience store, the ever popular Leavesden Country Park is in the locality and good access to the M25 is an added bonus for great transport links.

Entrance Hall

Front door.

Lounge Area

10' 11" plus recess x 12' 9" (3.33m plus recess x 3.89m)

Radiator, window.

Dining Room area

7' 6" x 7' 1" plus bay (2.29m x 2.16m plus bay)

Radiator, window.

Kitchen

7' 6" x 6' 1" (2.29m x 1.85m)

Fitted kitchen comprising wall and base units, sink with drainer, cooker point, laminate flooring.

Bedroom 1

8' 1" max x 12' 8" max (2.46m max x 3.86m max)

Window, radiator, wardrobe.

Bedroom 2

8' 1" plus recess x 8' 1" (2.46m plus recess x 2.46m)

Window, radiator.

Bathroom

Bath, shower attachment, tiled walls, WC, wash hand basin, extractor fan.









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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1 Cunningham Way Leavesden
 Abbots Langley WD25 7NG

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1517.52

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA102861

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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