



Connells

North Western Avenue
Watford



Property Description

This stunning first floor maisonette has a spacious living room with a large bay window with a window seat. There is a generous bedroom with an en-suite attached that benefits from a separate shower cubicle as well as a bath with mixer taps and a shower over. There is a good sized, modern fitted kitchen and a cloakroom.

This property boasts a private, low maintenance garden with a patio area directly from the house, then up to a raised decking area.

North Western Avenue is a fabulous road for an easy commute into London with both the M1, M25 & A41 within close proximity.

This maisonette is perfect for the first time buyer looking to get on the property ladder or as a buy to let investment.



Entrance Hall

Front door, airing cupboard, radiator, loft access.

Cloakroom

Fitted with WC, tiled and window to rear aspect.

Lounge

13' 9" x 13' 5" into bay (4.19m x 4.09m into bay)

Bay window to front aspect with seating, radiator, telephone and TV point.

Kitchen

6' 3" x 10' 5" (1.91m x 3.17m)

Fitted kitchen with wall and base units and work surfaces, stainless steel sink, electric oven, cooker point, cooker hood, plumbing for washing machine, window.

Bedroom 1

12' 1" into bay x 10' 1" max (3.68m into bay x 3.07m max)

Bay window to front aspect, built in wardrobes, radiator, TV & telephone points.

Ensuite

Window to rear aspect. Fitted with bath with mixer taps and shower over, shower cubicle, wash hand basin with vanity unit, fully tiled.

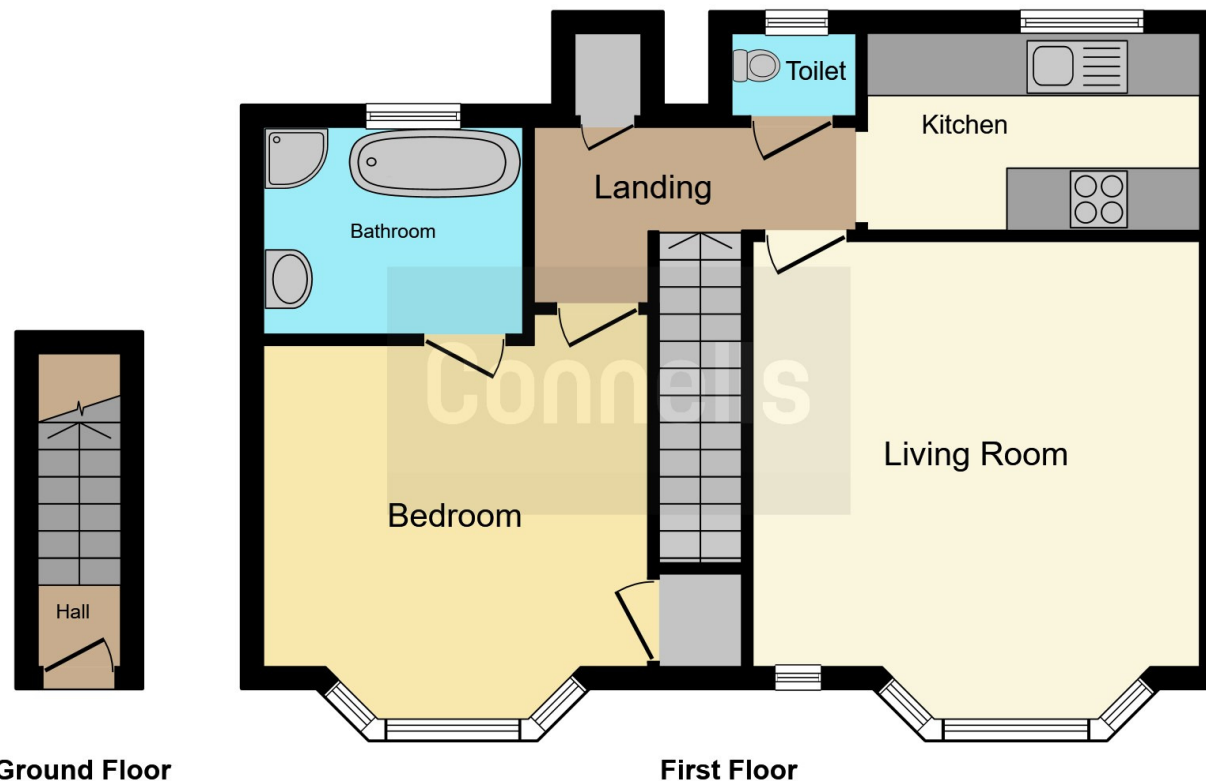
Outside

Front Garden

Fenced, with pathway to front door, lawn area, patio area for wheelie bins and side access to rear garden.

Rear Garden

Low maintenance rear garden with patio directly from property, then up to a raised decked 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

T 01923 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
 Abbots Langley WD25 7NG

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103294

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: LEA103294 - 0003