



**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

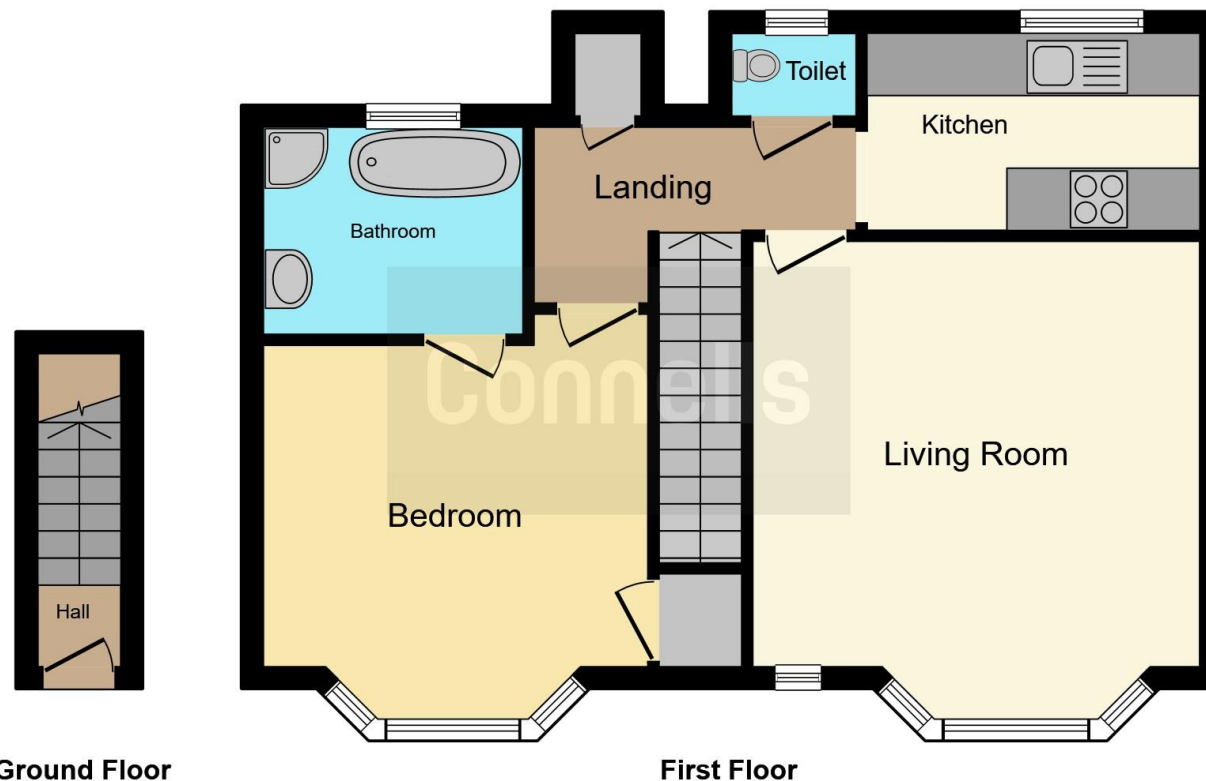
Low maintenance rear garden with patio directly from property, then up to a raised decked area.











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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA103294](http://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.



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