



2 ESSEX ROAD
FLATS A B C D E F
2.5

Connells

Essex Road
Watford



Property Description

Connells are delighted to bring this charming ground floor maisonette to the market that is situated on a sought after residential road in Nascot Wood. The property is in good condition throughout and briefly comprises of an open plan living room with a modern fitted kitchen, two well-proportioned bedrooms and a three piece bathroom suite. Benefits include a long lease, parking available as well as a private rear garden.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including being walking distance to Watford Junction Station that has direct links into London Euston as well as the A41 and M1 motorways. There are a variety of local shops and amenities within walking distance as well as being a short distance from the vibrant Watford High Street and Shopping Centre providing numerous shops, amenities, eateries, entertainment and recreational facilities.

For more information or to arrange a viewing, please contact Connells today.

Entrance

Front door to side aspect into lounge/kitchen.

Lounge / Kitchen

22' 3" x 10' (6.78m x 3.05m)

Open plan lounge/diner/kitchen, window to side aspect, double glazed, radiator, television point, telephone point.

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, stainless steel sink with drainer, electric oven and hob with extractor hood, integrated fridge/freezer and washing machine, wall mounted boiler, breakfast bar.

Bedroom One

10' x 8' 9" (3.05m x 2.67m)

Window to side aspect, double glazed, radiator, television point.

Bedroom Two

9' x 9' 5" (2.74m x 2.87m)

Window to side aspect, double glazed, radiator, television point, patio doors to rear garden.

Bathroom

Three piece suite comprised of a bath with mixer taps with overhead shower, glass shower screen, WC, vanity basin, heated towel rail, extractor fan.

Outside

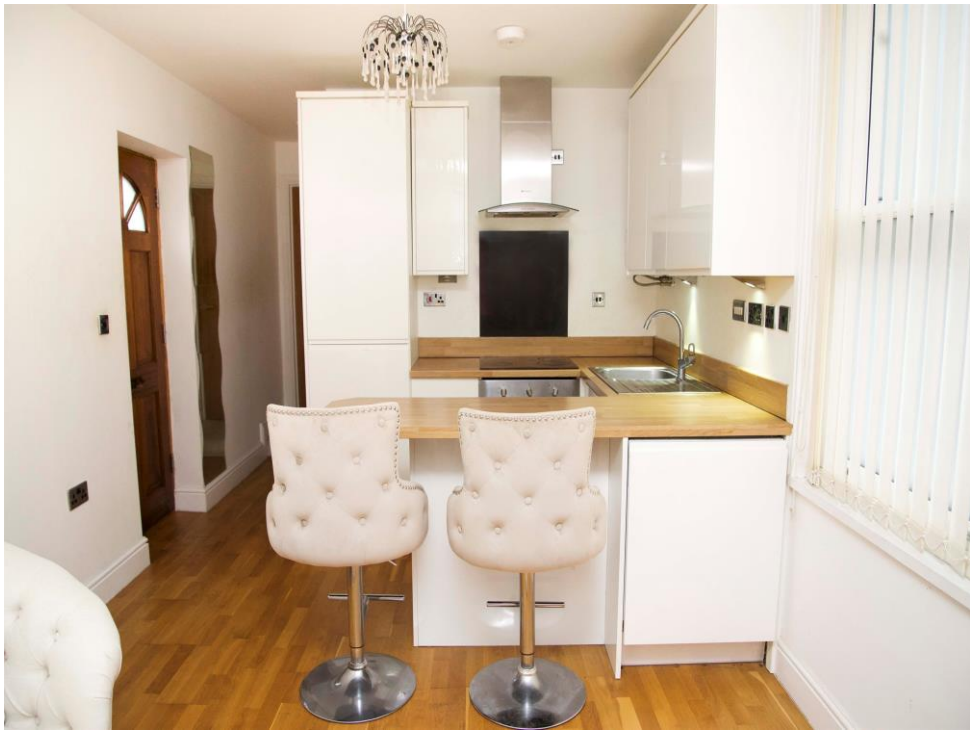
Rear Garden

Fence enclosed, laid lawn, shed.

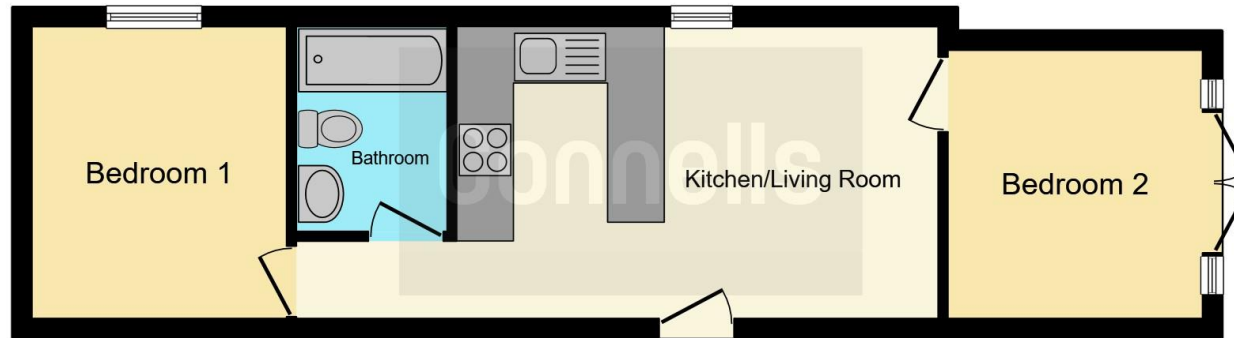
Parking

Parking available.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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6 The Parade
WATFORD WD17 1AA

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313185

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



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