



Connells

Courtlands Drive  
Watford



### Property Description

NO UPPER CHAIN \*\* Connells are delighted to bring this immaculately-presented first floor maisonette that is situated on a popular residential road in North Watford. The property briefly comprises of a sizeable reception room with feature fire place, a modern fitted kitchen, two double bedrooms and family bathroom suite. Benefits include a private entrance, a large well-maintained private rear garden that is ideal for entertaining, loft access for storage as well as off-street parking or two cars.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including being a short distance to North Watford and Watford Junction Station as well as the M1, M25 & A41 motorways.

There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments as well as a range of local shops and amenities within proximity in addition to being a short distance from Watford High Street and Shopping Centre that provides numerous shops, eateries, entertainment and recreational facilities.

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

### Entrance Hall

Front door, window to side aspect, radiator, stairs to first floor landing.

### Lounge

14' 4" x 11' 5" ( 4.37m x 3.48m )  
Window to front aspect, radiator, television point, telephone point, feature fire place.

### Kitchen

11' 7" x 7' 5" ( 3.53m x 2.26m )  
Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear and side aspect, sink with drainer, electric oven and hob, plumbing for washing machine, space for fridge/freezer, wall mounted boiler.

### First Floor Landing

Loft access.

### Bedroom One

11' 4" x 10' 9" ( 3.45m x 3.28m )  
Window to rear aspect, radiator.

### Bedroom Two

12' 10" x 8' 5" ( 3.91m x 2.57m )  
Two windows to front aspect, radiator.

### Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, heated hand towel rail.

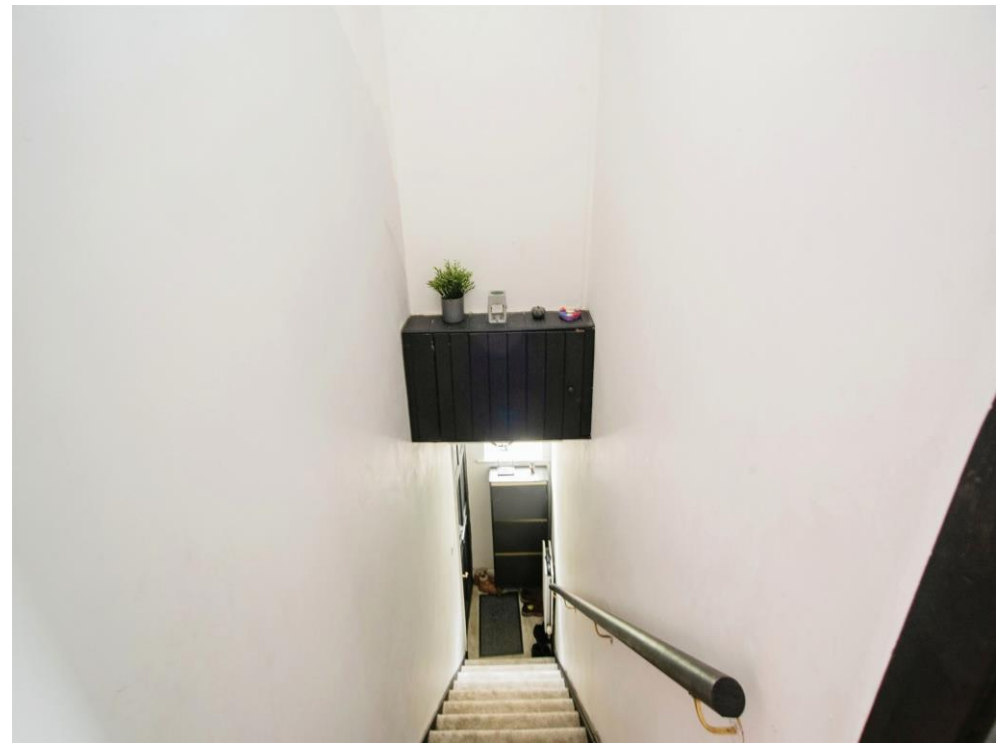
### Outside

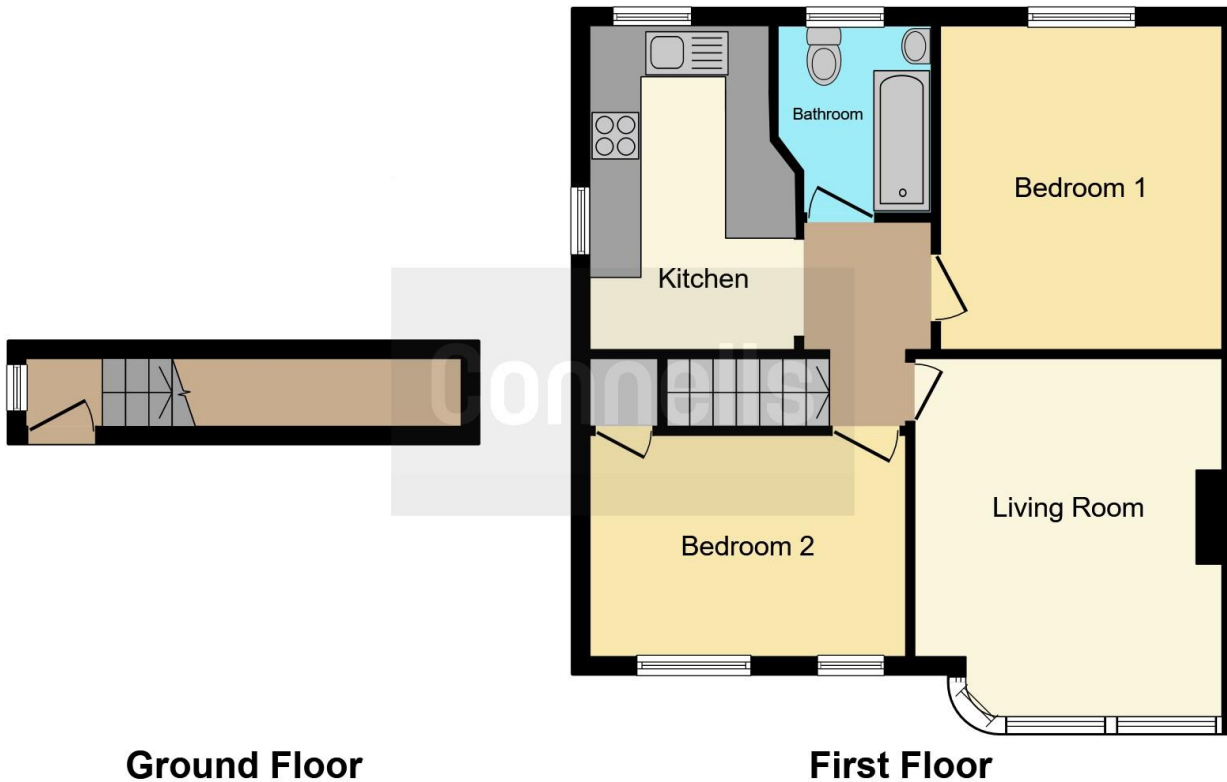
### Front Garden

Driveway for two cars.

### Rear Garden

Mainly laid lawn, wooden decking area, storage shed.





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

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WTF313440](http://connells.co.uk/Property/WTF313440)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jun 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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