



Connells

Harwoods Road  
Watford



Harwoods Road  
Watford WD18 7RA

for sale offers in excess of  
**£220,000**



### Property Description

Connells are pleased to bring this well-presented first floor maisonette to the market that is situated on a popular residential road located within easy reach of Watford Town Centre. The property comprises of a sizeable reception room, a modern fitted kitchen, one double bedroom and bathroom suite. The property benefits from access to a boarded and insulated loft room, spacious private rear garden, as well as permitted on-street parking.

The property is conveniently located with access to several transport links including Watford Metropolitan Train Station as well as the M25, A41 and M1 motorways. There are a variety of local shops and amenities within proximity as well as being within catchments to Watford Grammar School for Boys and the award winning Cassiobury Park.

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

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

### Bedroom One

12' 10" x 10' 6" ( 3.91m x 3.20m )

Window to front aspect, built in wardrobe, radiator.

### Loft Room

13' 2" x 11' 1" ( 4.01m x 3.38m )

Boarded and insulated loft, Velux window.

### Outside

### Rear Garden

Paved rear garden, fence enclosed.

### Parking

On-street permitted parking.

### Entrance Hall

Front door, wall mounted boiler.

### Living Room

12' 10" x 10' 2" ( 3.91m x 3.10m )

Window to rear aspect, television point, telephone point, radiator, stairs to boarded loft room.

### Kitchen

8' 2" x 7' 11" ( 2.49m x 2.41m )



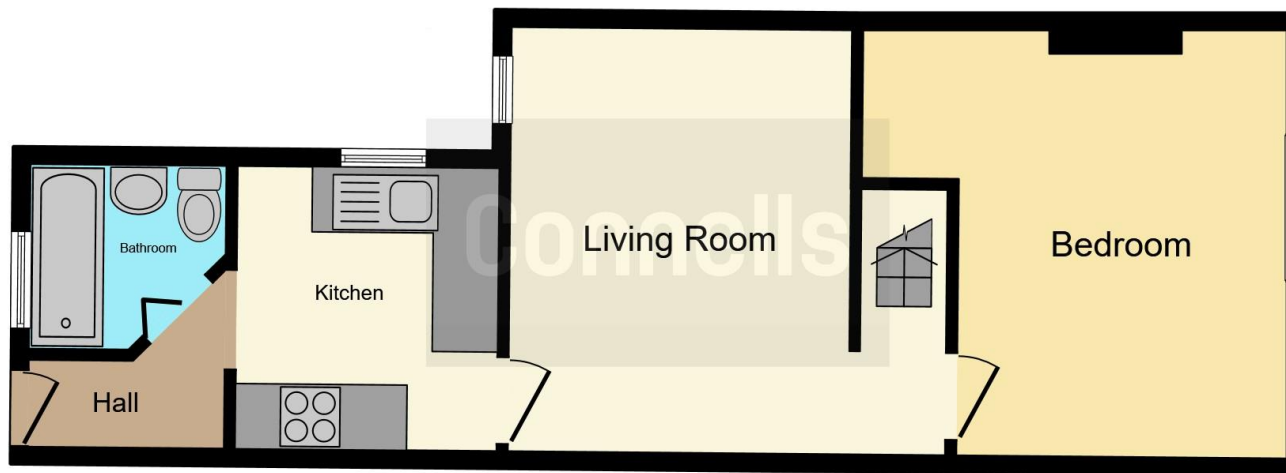












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)**

6 The Parade  
 WATFORD WD17 1AA

**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF312667](http://connells.co.uk/Property/WTF312667)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Jun 2017. 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.

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