



Connells

Addiscombe Road
Watford



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this ground floor duplex maisonette to the market that is situated on a popular residential road in West Watford. The property comprises of a sizeable reception room, a modern fitted kitchen, two double bedrooms as well as a modern shower room. Benefits include a private entrance, an additional basement room, no service charges, low ground rent, off-street parking as well as being refurbished to a high specification.

The property is located within catchments to both grammar Schools, the ever-popular Cassiobury Park, Watford Town Centre with its array of eateries, entertainment and recreational facilities and both High Street/Met Train Stations.

Viewing is highly recommended.

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

Entrance Hall

Living Room

15' 1" x 13' 3" (4.60m x 4.04m)

Open plan with kitchen, television point, telephone point, radiator.

Kitchen

9' 9" x 5' 5" (2.97m x 1.65m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, windows to rear and side

aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, dishwasher and space for fridge/freezer, door to side.

Utility Cupboard

Window to rear aspect.

Bedroom One

14' 2" Into Bay x 12' (4.32m Into Bay x 3.66m)

Bay window to front aspect, radiator.

Bedroom Two

12' 6" x 10' 5" (3.81m x 3.17m)

Window to side aspect, radiator.

Shower Room

Shower cubicle, WC, vanity basin, heated hand towel rail, extractor.

Outside

Parking

Off-street parking.









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

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6 The Parade
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313792

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1979. 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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