



Connells

Whippendell Road
Watford

Whippendell Road
Watford WD18 7LY

for sale offers over
£275,000



Property Description

**** NO UPPER CHAIN **** Connells are delighted bring this well-presented ground floor maisonette to the market that is situated on a highly sought-after road in Watford. The property has been refurbished throughout and comprises of a sizeable reception room, a re-fitted modern kitchen, two well-proportioned bedrooms and a new bathroom suite and benefits from permitted on-street parking, and a private garden area.

Ideal for first time buyers or investors, the property is positioned within walking distance to Watford Met Station as well as the sought after Grammar Schools, popular Cassiobury Park and local amenities. Major road links such as the M1, M25 and A41 are all within easy access from the property.

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

Entrance Hall

Front door, door to all rooms.

Lounge

11' 10" MAX x 11' 2" MAX (3.61m MAX x 3.40m MAX)

Window to side aspect, radiator, television point, under-stairs storage cupboard.

Kitchen

9' 3" MAX x 5' 9" MAX (2.82m MAX x 1.75m MAX)

Re-fitted kitchen comprising wall and base

units with work surfaces and tiling to complement, window to side aspect, sink with drainer, cooker point, plumbing for washing machine, space for fridge, wall mounted boiler.

Bedroom One

14' 2" MAX x 9' 6" MAX (4.32m MAX x 2.90m MAX)

Bay window to front aspect, television point, telephone point, radiator.

Bedroom Two

12' MAX x 6' 1" MAX (3.66m MAX x 1.85m MAX)

Window to rear aspect, radiator, telephone point.

Bathroom

Window to rear aspect, bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, radiator, extractor fan.

Outside

Rear Garden

Own garden area with patio area, remainder laid to lawn, garden 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

To view this property please contact Connells on

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6 The Parade
 WATFORD WD17 1AA

EPC Rating: D

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314342

This is a Leasehold property with details as follows; Term of Lease 99 years from 18 Sep 2015. 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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