

# Devon Road

Watford, WD24 4HN



BRITISH  
PROPERTY  
AWARDS  
2022

GOLD WINNER

ESTATE AGENT  
IN BUSHEY

jw  
&Co.

Incorporating LANGLEYS

# Devon Road

Watford, WD24 4HN

£295,000

- First floor masionette
- Lounge/dining room
- Kitchen/breakfast room
- Two double bedrooms
  - Bathroom
- Own rear garden
- Off street parking
- New 99 year lease
- No upper chain





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JW & CO is delighted to present this TWO BEDROOM FIRST FLOOR MAISONETTE WITH ITS OWN REAR GARDEN, situated in a highly desirable road just a short distance from Watford Junction and the town centre. With a newly extended lease, this property is an excellent choice for first-time buyers, small families, or landlords seeking a lucrative 'Buy to Let' investment opportunity.

The accommodation comprises a staircase to first floor landing, providing access to all rooms. The lounge / dining room boasts a front-facing double-glazed window, a fireplace with alcoves, and ample space for dining and relaxation. The kitchen offers a charming open space equipped with a range of fitted wall and base units in an attractive beech effect wall and base units with a window overlooking the rear garden. Completing the accommodation is two double bedrooms and a bathroom is complete with a white suite including a full-sized bath, shower, pedestal wash basin, WC, and floor-to-ceiling wall tiles. Situated off the landing is a storage cupboard with its own front-facing window presenting versatility and potential for conversion into an En-suite or dressing area for the main bedroom.

Outside, the property includes off-street parking for two cars. Side access leads to the private entrance to the generous rear garden with several hardstanding areas ideal for entertaining, along with a garden shed.





## First Floor

Approx. 61.2 sq. metres (659.0 sq. feet)



JW&Co Bushey Village  
 80 High Street, Bushey Village, Hertfordshire, WD23 3HD  
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**Lounge/dining room**  
 16'5" x 10' (5.00m x 3.05m)

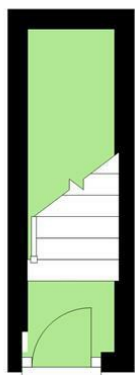
**Kitchen/breakfast room**  
 10'10" x 10' (3.30m x 3.05m)

**Bedroom One**  
 11'7" x 11'6" (3.53m x 3.51m)

**Bedroom two**  
 9'5" x 8'10" (2.87m x 2.69m)

## Ground Floor

Approx. 2.9 sq. metres (30.9 sq. feet)



Total area: approx. 64.1 sq. metres (689.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>77</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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