

Maylands Road, Watford WD19 6JW



welcome to

Maylands Road, Watford

GUIDE PRICE £800,000 - £850,000. A rare opportunity to purchase this unique and imposing SEVEN bedroom SEMI-DETACHED family home. This property is truly one of a kind and is a great family home with an annexe and has bundles of potential and scope.













Hallway

Lounge/ Diner 23' 7" x 12' 10" (7.19m x 3.91m)

Kitchen 10' 9" x 10' 1" (3.28m x 3.07m)

Utility Room 7' 10" x 4' 1" (2.39m x 1.24m)

Annexe

Lounge/ Kitchen/ Sleeping Area 27' 5" x 15' 1" (8.36m x 4.60m)

Wet Room

First Floor

Bedroom Two

13' 2" to max x 12' 11" to max (4.01m to max x 3.94m to max)

Bedroom Three 13' 1" x 10' 3" (3.99m x 3.12m)

Bedroom Four 14' 2" to max x 11' 9" to max (4.32m to max x 3.58m to max)

Bedroom Five 10' 8" x 10' 4" (3.25m x 3.15m)

Bedroom Six

11' 7" to max x 7' 7" to max (3.53m to max x 2.31m to max)

Family Bathroom

Second Floor

Main Bedroom

15' 2" to max x 15' 1" to max (4.62m to max x 4.60m to max)

Ensuite

Outside

Rear And Side Garden

Off Road Parking



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Maylands Road, Watford

- IMPOSING SEVEN BEDROOM SEMI-DETACHED
- SELF CONTAINED ANNEXE
- EXCELLENT LIVING ACCOMMODATION
- OFF ROAD PARKING
- ENSUITE TO MAIN BEDROOM

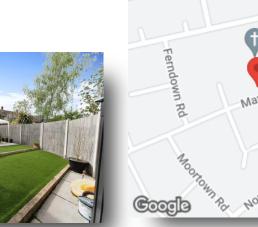
Tenure: Freehold EPC Rating: D

Guide Price:

£800,000



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Please note the marker reflects the postcode not the actual property



Property Ref:

WAF103574 - 0004

would ask for your co-operation in order that there is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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