





This bright and spacious two bedroom ground floor maisonette is offered to the market in good condition and provides excellent living accommodation throughout. Upon entrance you will find two double bedrooms, a family size bathroom, a good sized kitchen with space for dining and a large living room. Further benefits include parking, a garage, communal gardens, storage space and gas central heating.

Location is perfect with Bushey Station only 0.3 miles away, perfect for commuters. Local shops, schools, bus stops and all other amenities are close by. Major road links such as the M1, M25 and A41 are all within easy access from the property. This delightful home is the perfect first time purchase / investment.















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

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## **Entrance Hall**

17' 5" x 2' 11" ( 5.31m x 0.89m )

## Lounge

15' 10" x 11' 10" to max ( 4.83m x 3.61m to max )

#### Kitchen

11' 10" to max x 8' 5" ( 3.61m to max x 2.57m )

#### **Bedroom One**

12' 8" x 12' 1" ( 3.86m x 3.68m )

## **Bedroom Two**

11' 8" x 8' 1" ( 3.56m x 2.46m )

## **Bathroom**

8' 4" x 5' 4" ( 2.54m x 1.63m )

## welcome to

# Kingsfield Court Kingsfield Road, Watford

- Ground Floor Maisonette
- Two Double Bedrooms
- 0.3 Miles To Bushey Station
- Parking
- Excellent Location
- Communal Grounds
- Close To Local Shops & Schools
- Close To Major Road Links

Tenure: Leasehold EPC Rating: D

Offers in excess of:

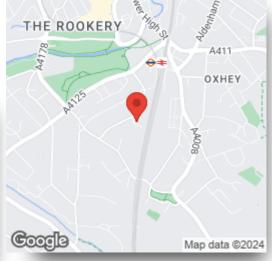
£350,000







"...This fantastic two bedroom ground floor maisonette is located just at Kingsfield Court only 0.3 miles away from Bushey Station. This desired property is ideal for first time buyers / investors. Call us today to view..."



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 189 years from 04 Sep 1959. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref: WAF103467 - 0002

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