



Kingsfield Court Kingsfield Road, Watford WD19 4PR



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.





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)

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

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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.

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 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.



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