



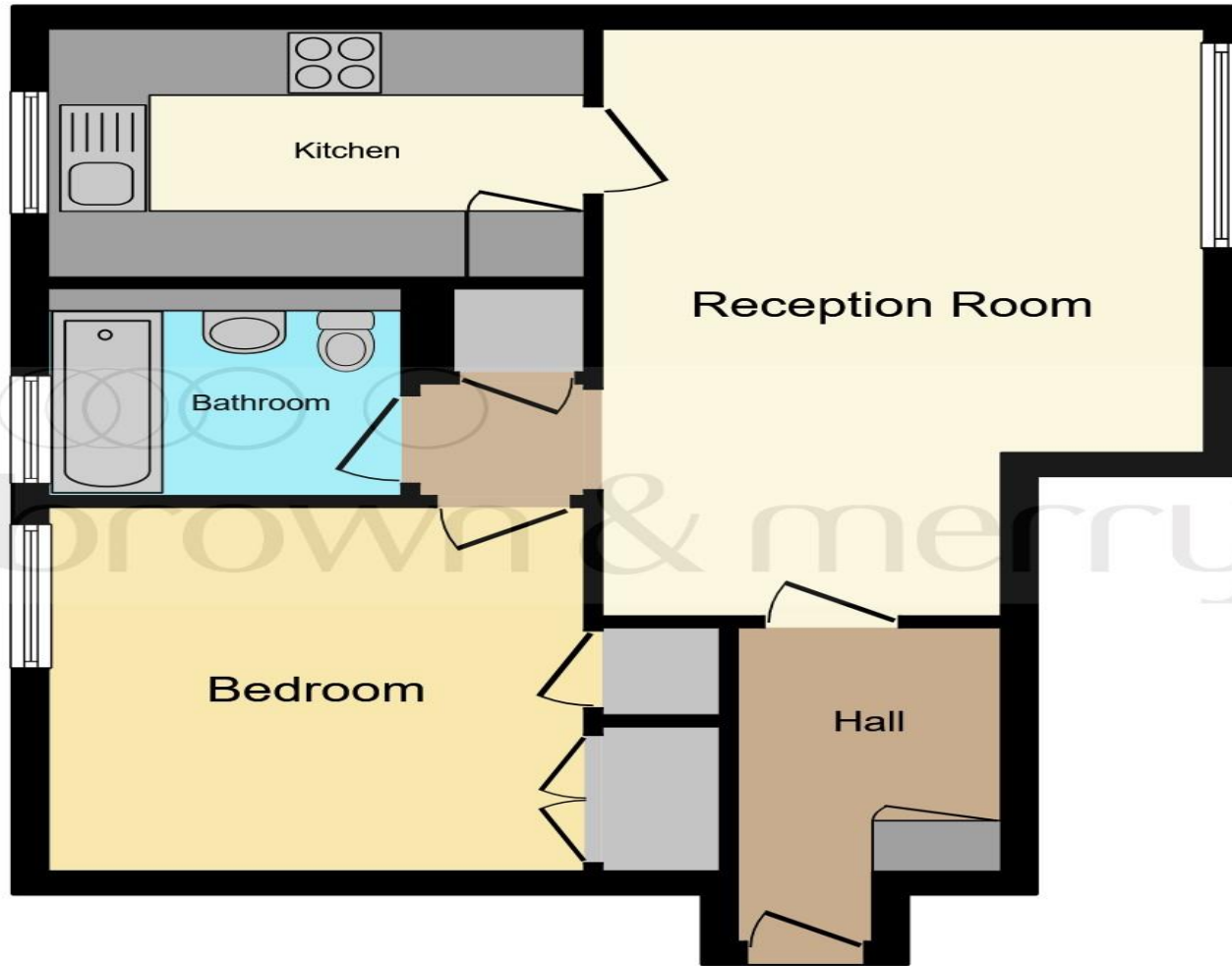
**Prestwood, Upper Hitch, Watford, WD19 5JB**

**welcome to**

**Prestwood Upper Hitch, Watford**

Located on Upper Hitch is this charming and well-presented 1 bedroom second floor flat, perfectly situated just 0.6 miles from Carpenders Park Station in a prime location. Additionally, this property features an garage en bloc. Call us today to view!





### Entrance

### Lounge

17' 5" x 12' ( 5.31m x 3.66m )

### Kitchen

10' 4" x 7' 4" ( 3.15m x 2.24m )

### Bedroom

11' 9" x 10' 9" ( 3.58m x 3.28m )

### Bathroom

6' 9" x 5' 6" ( 2.06m x 1.68m )

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](http://www.focalagent.com)

welcome to

## Prestwood Upper Hitch, Watford

- 1 Bedroom Second Floor Flat
- Brilliant Condition
- Share of Freehold- 978 Years Left On The Lease
- 0.6 Miles To Carpenders Park
- Communal Bay Parking

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£270,000**

*This exquisite 1-bedroom second-floor flat on Upper Hitch boasts brilliant condition throughout, offering a spacious lounge, modern kitchen, and a bedroom with built-in wardrobes as well as a bathroom. Additionally, communal bay parking in the garage en bloc adds convenience. Ideally located just 0.6 miles from Carpenders Park Station and close to local shops, schools, bus stops, and various amenities, this property provides easy access to major road links including the M1, M25, and A41!*



Please note the marker reflects the postcode not the actual property

view this property online [browndmerry.co.uk/Property/WAF104176](https://www.browndmerry.co.uk/Property/WAF104176)



Property Ref:  
WAF104176 - 0005

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