



**Marri Street, Watford, WD24 5FY**

**welcome to**

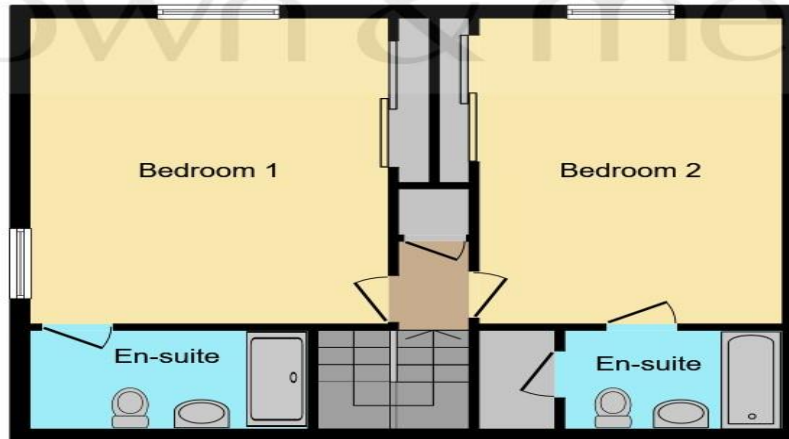
**Marri Street, Watford**

Stunning large two-bedroom duplex maisonette on Marri Street in fantastic, near new condition, featuring secure underground parking and less than 7 min walk (0.3 miles) to Watford Junction; call us today to schedule a viewing.





**Ground Floor**



**First Floor**

**Entrance**

8' 8" x 5' 4" ( 2.64m x 1.63m )

**Kitchen**

14' x 9' 8" ( 4.27m x 2.95m )

**Living Room (open Plan)**

24' 5" x 20' 9" ( 7.44m x 6.32m )

**Wash Bathroom**

6' 9" x 5' 2" ( 2.06m x 1.57m )

**Bedroom 1**

18' 3" x 14' 1" ( 5.56m x 4.29m )

**Bedroom 1 En Suite**

9' 1" x 6' 6" ( 2.77m x 1.98m )

**Bedroom 2**

16' 8" x 9' 8" ( 5.08m x 2.95m )

**Bedroom 2 En Suite**

6' 6" x 9' 8" ( 1.98m x 2.95m )

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)

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## Marri Street, Watford

- Large 2-Bedroom Duplex Maisonette
- Sought After Secure Underground Parking
- Wrap Around Patio
- Modern Finishings
- Plenty Of Storage

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£525,000**

*Discover this exquisite large two-bedroom duplex maisonette on Marri Street, featuring a large open-plan kitchen and living room, a beautiful main bedroom with an en-suite shower room, and a generously sized second bedroom also with an en-suite bath/shower room. This modern home boasts secure underground parking, a wrap-around patio, ample storage, and a stylish interior. Ideally located just 0.3 miles from Watford Junction and less than a mile from the town centre, it offers unparalleled convenience with proximity to local shops, schools, bus stops, and other amenities. Get into London in 15-22 minutes whilst enjoying the luxury of space. Enjoy easy access to major road links such as the M1, M25, and A41. This property is 118 square meters / 1270 square feet Don't miss out on this exceptional property; call us today to schedule a viewing.*



Please note the marker reflects the postcode not the actual property

**view this property online** [browbandmerry.co.uk/Property/WAF104255](https://www.browbandmerry.co.uk/Property/WAF104255)



Property Ref:  
WAF104255 - 0004

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