



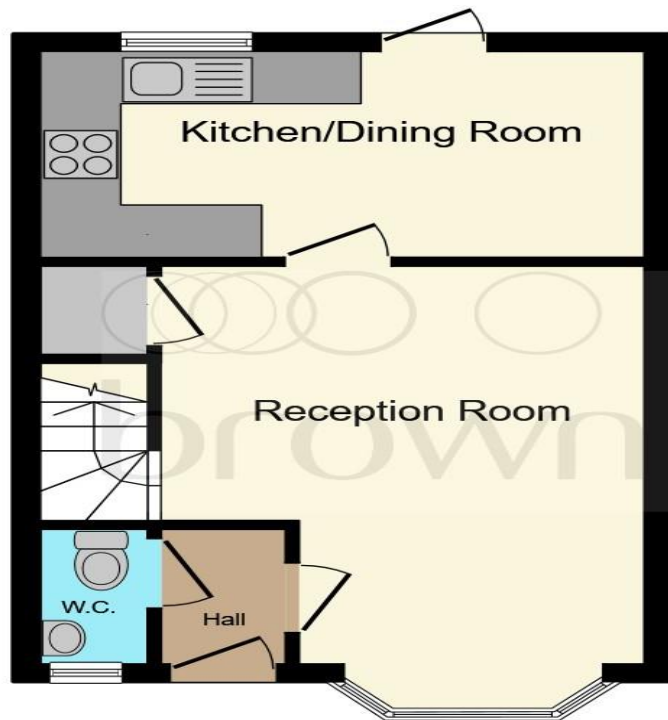
Merlin Way, Leavesden, Watford, WD25 7GJ

welcome to

Merlin Way, Leavesden Watford

This two-bedroom semi-detached house, offered with no onward chain, includes a lounge, kitchen with fitted appliances, two double bedrooms, family bathroom, private rear garden, driveway, and a fitted alarm system. Call us today to view!





Ground Floor



First Floor

Entrance

Lounge

15' 9" x 11' 10" (4.80m x 3.61m)

Kitchen

14' 8" x 7' 7" (4.47m x 2.31m)

Bedroom 1

14' 9" x 10' 11" (4.50m x 3.33m)

Bedroom 2

10' 8" x 8' 2" (3.25m x 2.49m)

Bathroom

6' 3" x 6' 2" (1.91m x 1.88m)

Total Floor Area (from the EPC)

61 Square Metres

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

welcome to

Merlin Way, Leavesden Watford

- Semi-Detached House
- Two Double Bedrooms
- Chain Free
- Driveway
- Private Rear Garden

Tenure: Freehold EPC Rating: D

Guide price

£400,000 - £425,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104233](https://www.brownandmerry.co.uk/Property/WAF104233)



Property Ref:
WAF104233 - 0008

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