



**Chalfont House, Chenies Way, Watford, WD18 6UR**

**welcome to**

**Chalfont House Chenies Way, Watford**

This two-bedroom second-floor flat on Chenies Way offers bright, spacious living with a Juliette balcony, a well-sized kitchen, and no onward chain, all within easy reach of Watford Junction, local amenities, and excellent schools. Don't miss out, Call us today to view!







**Entrance**

**Lounge**

16' 4" x 12' ( 4.98m x 3.66m )

**Kitchen**

10' 2" x 7' 9" ( 3.10m x 2.36m )

**Bedroom 1**

16' x 8' 1" ( 4.88m x 2.46m )

**Bedroom 2**

12' 5" x 8' 11" ( 3.78m x 2.72m )

**Bathroom**

8' 9" x 6' 5" ( 2.67m x 1.96m )

**Total Floor Area** (from the EPC)

62 Square Metres

**Agent's Note**

We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

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

## Chalfont House Chenies Way, Watford

- 2 Bedroom Flat
- Second Floor
- No Onward Chain
- Bright Interior
- 1.2 Miles to Watford Metropolitan Station

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.

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAF104485 - 0004

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