



Maytree Crescent, Watford WD24 5NJ

Here at Brown and Merry we are delighted to welcome to the market this beautiful three bedroom semi-detached family home. The property is presented in excellent condition and there is plenty of storage space throughout. Upon entrance you will find an entrance hall, a bright and spacious lounge / dining room featuring a stunning bay window, a downstairs WC and a modern kitchen with fitted appliances that provides patio doors opening out to the private rear garden, perfect for entertaining guests. Upstairs there is their bedrooms and a family size bathroom. Externally the property offers off street parking via the driveway, side access and double glazing throughout.

Major road links such as the M1, M25 and A41 are all within easy access. Local shops, schools and all other amenities are only a short walk away. Equally Watford Junction is only a short drive from the property. This exceptional home has been excellently maintained by its current owner.





Ground Floor

First Floor

Total floor area 87.0 sq. m. (936 sq. ft.) approx

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

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MEASUREMENTS

Entrance Hall

14' 4" x 5' 5" (4.37m x 1.65m)

WC

4' 9" to max x 2' 5" to max (1.45m to max
x 0.74m to max)

Lounge / Diner

24' 2" x 10' 5" (7.37m x 3.17m)

Kitchen

18' 10" to max x 15' 4" to max (5.74m to
max x 4.67m to max)

Landing

6' 10" to max x 5' 10" to max (2.08m to
max x 1.78m to max)

Bedroom One

12' 6" to max x 10' 6" to max (3.81m to
max x 3.20m to max)

Bedroom Two

11' 7" to max x 10' 5" to max (3.53m to
max x 3.17m to max)

Bedroom Three

6' 10" to max x 5' 9" to max (2.08m to
max x 1.75m to max)

Bathroom

7' 9" to max x 5' 10" to max (2.36m to
max x 1.78m to max)

Rear Garden

welcome to

Maytree Crescent, Watford

- Three Bedroom Semi-detached Family Home
- Large Lounge / Dining Room
- Modern Kitchen And Bathroom
- Driveway
- Private Rear Garden

Tenure: Freehold EPC Rating: Awaited

Offers In Excess Of:

£475,000

"...This fantastic three bedroom semi-detached family home is located on Maytree Crescent. Boasting ample living accommodation throughout this property is one not to be missed..."



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAF102337 - 0002

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