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Claytons



TREVELLANCE WAY, WATFORD - £315,000
2 Bedroom Ground Floor Maisonette

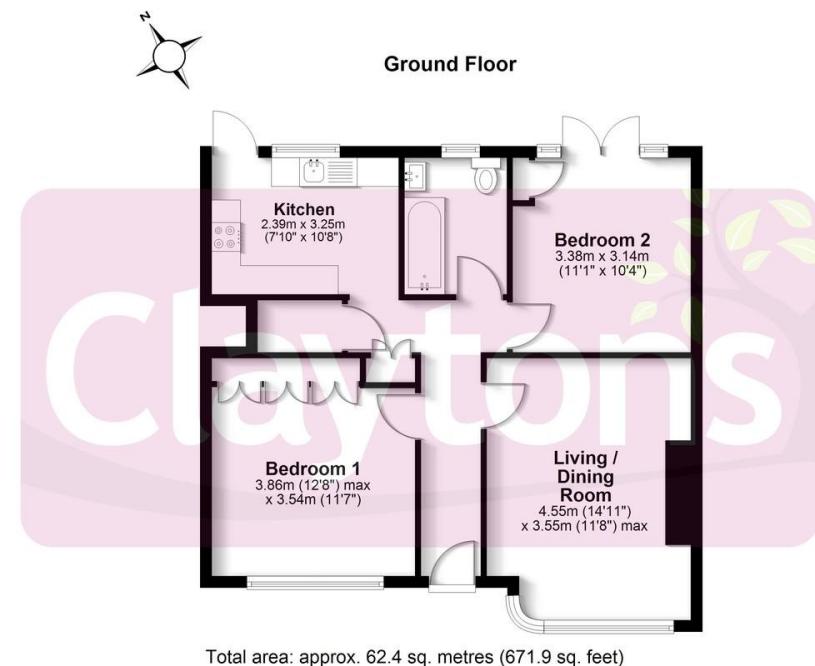


Welcome to this beautifully presented two-bedroom ground floor maisonette, a rare and highly desirable property offered chain-free, with no service charges or ground rent. Ideal for first-time buyers, downsizers, or investors, this home combines comfort, convenience, and outdoor living in one exceptional package.

One of the standout features of this home is the direct access to your own private rear garden – an incredible outdoor space for al fresco dining, gardening, and unwinding in the sunshine. Complementing this is the added convenience of your own driveway, providing off-street parking – a rare find in this location.

With over 100 years remaining on the lease and no ongoing service charges or ground rent, this maisonette presents a low-cost, low-stress ownership opportunity. Being offered chain-free, a swift and smooth sale is available to the right buyer.

- Off-Street Parking
- Private Rear Garden
- Long Lease
- No Service Charge
- No Ground Rent
- Excellent Transport Links
- Ground Floor
- No Upper Chain



Total area: approx. 62.4 sq. metres (671.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

FREE VALUATIONS & MARKETING ADVICE

Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

These particulars are intended only to give fair description of the property, as a guide to prospective buyers. Accordingly, a) their accuracy is not guaranteed and neither Claytons nor the Vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information on these particulars.

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