

LEASEHOLD



Maisonette (EPC Rating: C)

LEAFORD CRESCENT, WATFORD,
WD24 5JQ

£310,000

2 Bedroom Maisonette located in Watford

First floor maisonette with two bedrooms, good sized reception room, bathroom, fabulous private garden and own garage. Situated in a popular private cul-de-sac close to great schools, amenities and major transport links.

Warren Anthony are delighted to offer to the market a beautiful first floor maisonette being realistically priced to sell.

Situated a quiet cul-de-sac in North Watford and comprises of spacious reception room with kitchen, bathroom and two bedrooms. It also comes with a great rear garden, timber garden room and children's play area and with the added benefit of having its own garage. The property also has the advantage of having a good lease and we advise you to call in the first instance to arrange an early inspection to avoid disappointment.

The property is accessed entered via its own private entrance, being a double glazed main door and stairwell to the hallway leading to the main reception, separate kitchen, bathroom and both bedrooms.

Main reception is a good sized room with upvc window to front aspect, feature fireplace, carpet to floor, powerpoints and and spot lighting.

The kitchen, comprises of a range of eye and base level units, stainless steel sink with drainer, inset cooker, and built in hob, space for fridge freezer, plumbing for washing machine, metro tiles to wall and again a double glazed window to front aspect.

The bathroom has a panel enclosed bath with

mixer taps, wall mounted sink, low level w.c, obscured double glazed window to side aspect.

Bedroom One is a double room overlooking the quiet rear aspect with built-in overhead storage and wardrobes, carpet to floor, radiator, powerpoints, pendant lighting.

Bedroom Two, again with UPVC window to rear aspect, walk in storage cupboard, radiator, carpet to floor and powerpoints.

The private garden is a real added bonus to this home which is currently laid to lawn with timber shed, children's play area mature shrubs and enclosed by panel fencing.

Finally another ideal benefit is the garage which is set in a block adjacent to the property.

Lease: 111 remaining

Service Charge: £Nil

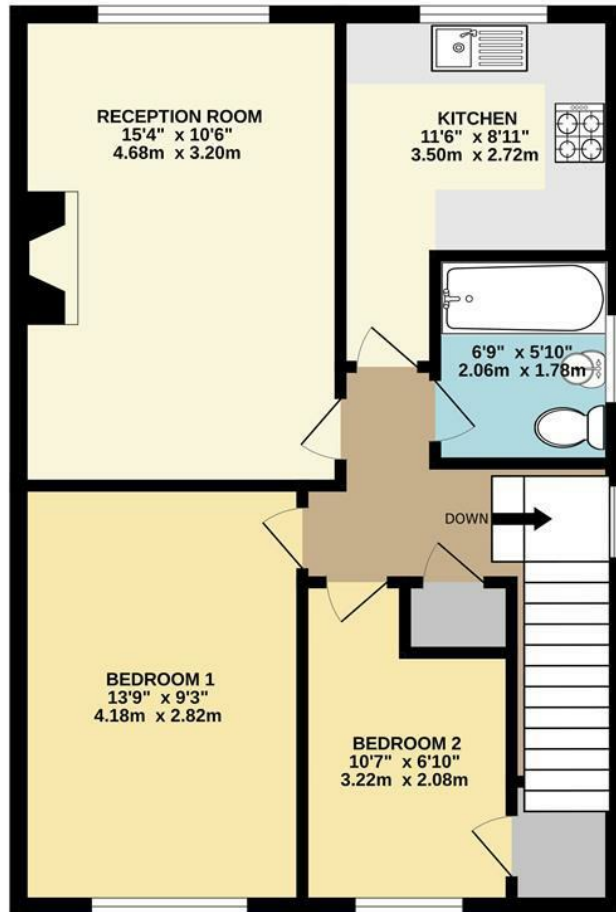
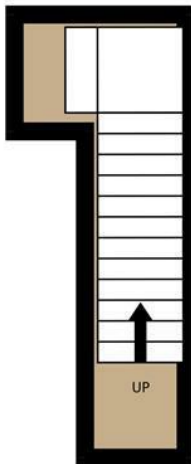
Ground Rent: £37.50 per quarter



WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

ENTRANCE FLOOR
56 sq.ft. (5.2 sq.m.) approx.

1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

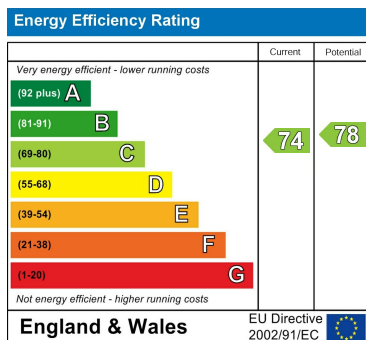
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

C

Energy Performance Graph



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