



Harwoods Road, Watford
WD18 7RB

Guide Price £250,000 Leasehold



The property

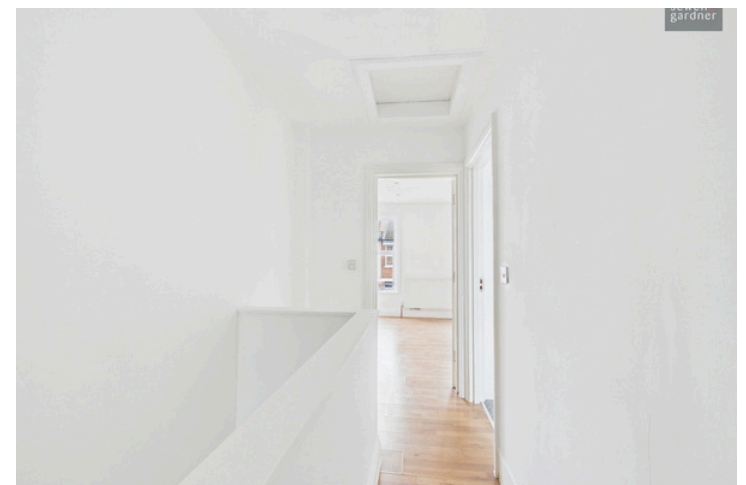
This well presented, top floor, two bedroom maisonette positioned just 0.7 miles from Watford High Street Station.

Step inside to discover an open plan kitchen and living area, designed for modern living and offering a bright, versatile space for relaxing and entertaining. The property features two bedrooms, providing flexible accommodation options, along with a well-appointed bathroom.

With a 125-year lease and offered with no upper chain, this property makes for a straightforward purchase. Its proximity to Watford High Street Station ensures excellent transport links, while the local area boasts a wide array of amenities, including shops, eateries, and leisure facilities, all within easy reach. The property also comes with the potential to extend in to the roof space.

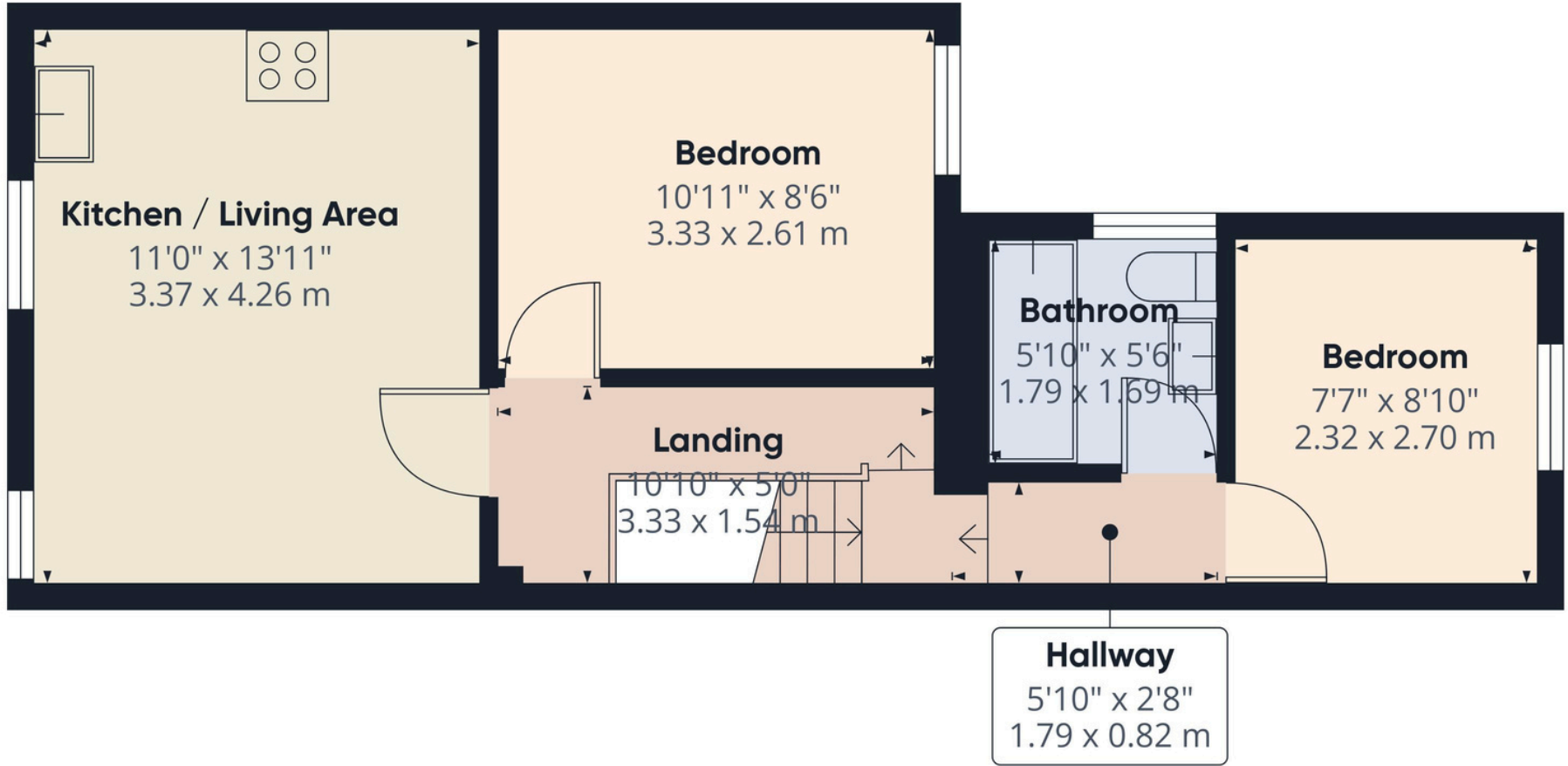
Key Features

- Two bedroom maisonette
- 125 year lease
- First floor
- NO UPPER CHAIN
- Open plan kitchen/living area
- 0.7 miles to Watford High Street Station
- Freehold available to purchase POST completion





Floorplan



Approximate total area⁽¹⁾
404 ft²
37.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Area Information

Watford Town Centre has transformed, with the redevelopment of the Harlequin shopping centre creating extra retail space, a large Cineworld IMAX cinema, leisure complex and a vibrant new restaurant hub. The area is surrounded by beautiful countryside with many locations to enjoy walking and cycling. A particular highlight is Cassiobury Park, one of the largest public parks in Hertfordshire, offering over 190 acres of green space, woodland trails, children's play areas, a miniature railway and open fields perfect for sports, picnics, and outdoor activities.

There is also a variety of other leisure facilities including golf, football, tennis and cricket. Many leisure and health clubs are close by providing swimming and sports facilities, and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

Education in Watford is highly regarded, with schools such as Watford Grammar School for Boys and Watford Grammar School for Girls enjoying excellent reputations. Both schools consistently achieve strong academic results and offer a wide range of extracurricular opportunities, making them highly sought after by families in the area.

- 0.7 miles to Watford High Street Station
- 0.8 miles to Watford Town Centre
- Nearest Motorway: 4 miles
- Local Authority: Watford Borough Council
- Council Tax: B
- Approximate floor area: 404 sq ft
- Tenure: Leasehold (125 years)
- Annual service charge: £1,200
- Ground rent: N/A

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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