

Park Road,Watford WD17 4QW

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welcome to

Park Road, Watford

A stylish two bedroom ground floor maisonette in the heart of Nascot Wood, featuring a newly fitted open plan kitchen diner, private low maintenance garden, driveway parking for two cars and a double garage with power and lighting, all within easy reach of Watford Junction and major road links.



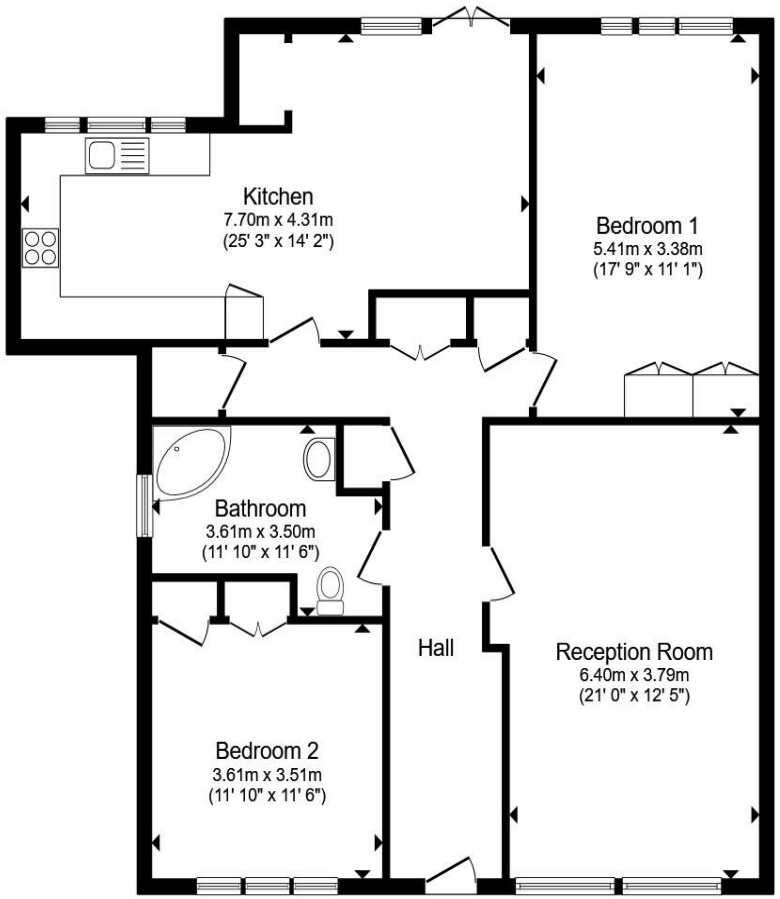




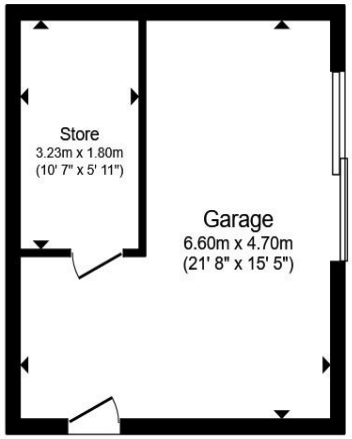








Floor Plan



Outbuilding

Total floor area 139.9 m² (1,506 sq.ft.) approx

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.propertybox.io

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Agent Note:

Entrance Hall
22' 10" x 10' (6.96m x 3.05m)

Lounge
20' 9" x 12' 3" (6.32m x 3.73m)

Kitchen/Diner
24' 2" to max x 14' to max (7.37m to max x 4.27m to max)

Bedroom 1
17' 11" x 10' 11" (5.46m x 3.33m)

Bedroom 2
11' 6" x 11' 5" (3.51m x 3.48m)

Bathroom
11' 3" x 8' 6" (3.43m x 2.59m)

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Park Road, Watford

- Spacious Two Bedroom Ground Floor Maisonette
- Private Driveway For 2 Cars & Double Garage with Mains Power & Lighting Located to the Rear
- Contemporary, Low Maintenance Rear Garden with Direct Access from the Dining Area, Ideal for Indoor Outdoor Living & Entertaining
- Modern Open Plan Kitchen Diner with Integrated Appliances & Excellent Natural Light
- Approximately 938 Year Lease Remaining Offering Long-Term Security

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1965. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£475,000









Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/WAF105061

The Property Ombudsman

Property Ref:
WAF105061 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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