



**Maytree Crescent
Watford, WD24 5NW
£575,000**

Situated on the ever-popular Maytree Crescent, this well-presented property offers an excellent opportunity for families, first-time buyers, or investors alike.

The accommodation is thoughtfully arranged, providing a bright and welcoming living space complemented by a well-proportioned kitchen/dining area, ideal for both everyday living and entertaining. Upstairs, the property boasts generously sized bedrooms and a family bathroom.

Externally, the home benefits from a private rear garden, as well as off-street parking to the front of the property.

Ideally located within close proximity to local amenities, reputable schools, and excellent transport links, including easy access to Watford town centre and nearby rail connections.

Early viewing is highly recommended, Further photos to follow.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<i>Very environmentally friendly - lower CO₂ emissions</i>
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
<i>Not energy efficient - higher running costs</i>			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		England & Wales	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

