



Connells

Malden Road
Watford



Property Description

**** NO UPPER CHAIN ****

****SHARE OF FREEHOLD ****

Situated on a quiet residential road within the highly desirable Nascot Wood area, this charming two-bedroom character conversion presents an excellent opportunity for first-time buyers, downsizers, and investors alike.

The accommodation is well-presented throughout and comprises a welcoming first-floor landing, a spacious and bright reception room, a fitted kitchen/breakfast room, two well-proportioned bedrooms, and a new family bathroom.

Further benefits include a share of the freehold and the added advantage of being offered to the market with no upper chain, helping to facilitate a smooth and straightforward purchase.

Ideally positioned within easy walking distance of Watford Town Centre, Watford Junction Station that provides direct services into London Euston, making this an ideal choice for commuters, while nearby Cassiobury Park offers extensive recreational facilities, woodland walks, and open green spaces for families to enjoy, all creating the perfect balance of convenience and lifestyle.

Early viewing is highly recommended.

For more information or to arrange a viewing, please contact Connells today

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Front door, stairs rising to first floor landing, stairs rising to all rooms, radiators.

Living Room

Window to front aspect, bay window to front aspect, feature cast iron fireplace, radiator, television point, telephone point.

Kitchen / Breakfast Room

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sash window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for dishwasher and washing machine, space for under-counter fridge/freezer, feature cast iron fireplace, Worcester combination wall mounted boiler, radiator.

Bedroom One

Sash window to rear aspect, feature cast iron fireplace, radiator.

Bedroom Two

Sash window to side aspect, radiator.

Bathroom

Sash window with obscured glass to side aspect, bath with mixer taps and overhead shower, WC, wash hand basin, electric shaver point, heated towel rail.

Outside

Parking

On-street permitted parking available.





Total floor area 73.3 m² (789 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

Connells



To view this property please contact Connells on

T 01923 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: D Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315171

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WTF315171 - 0003