



Connells

Russell Crescent
Watford



Property Description

Connells are delighted to offer to the market this two bedroom ground floor maisonette with front & rear gardens. The property benefits from its own private entrance, side access to the well maintained rear garden, two well sized bedrooms, large lounge with patio doors onto the garden, shower room and a fully fitted kitchen. The property is within easy reach to local amenities and road links M1, M25 and the A41. Perfect for first time buyers or investors and your early viewing is highly recommended.

Entrance Hall

Front door.

Storage

Lounge

10' 5" x 9' 6" (3.17m x 2.90m)

Kitchen

7' 9" x 8' 8" (2.36m x 2.64m)

Range of wall and base units, cooker point, stainless steels sink with drainer.

Bedroom 1

12' 4" x 9' 1" (3.76m x 2.77m)

Bedroom 2

6' 9" x 9' 8" (2.06m x 2.95m)

Shower Room

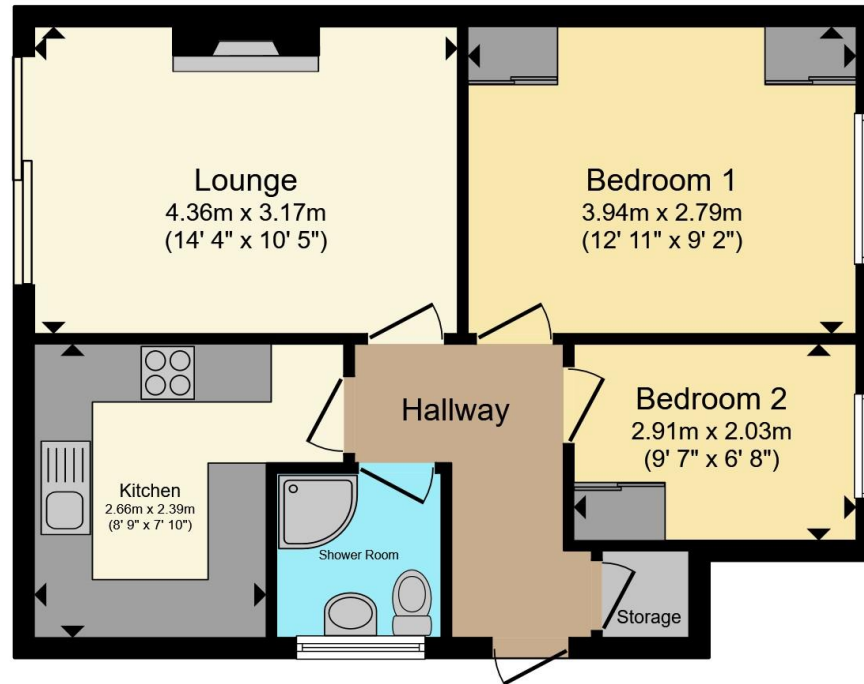
WC, window, wash hand basin, shower cubicle.

Private Rear Garden









Floor Plan

Total floor area 51.6 m² (555 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



To view this property please contact Connells on

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EPC Rating: D Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103657

This is a Leasehold property with details as follows; Term of Lease 99 years from 04 Sep 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



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