



Park Road, Watford, WD17 4QW

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.



STEP INTO STYLISH NASCOT WOOD LIVING!

Situated on the highly sought after Park Road in the heart of Nascot Wood, this two bedroom ground floor maisonette offers a superb combination of contemporary interiors, private outdoor space and excellent commuter convenience.

At the heart of the home is a bright and spacious open plan kitchen diner, recently enhanced by a newly fitted contemporary kitchen with integrated appliances. The dining area provides direct access to the rear garden, creating a seamless link between indoor and outdoor living.

The accommodation comprises two well proportioned double bedrooms, both with built in wardrobes, alongside a modern bathroom. The entrance hall also includes a useful utility cupboard, with additional fitted storage available.

Externally, the property features a low maintenance private rear garden. To the front, a driveway provides parking for two cars, complemented by a double garage to the rear with mains power and lighting. The electrical and gas supplies have also been recently updated with new meters and consumer units.

The property further benefits from an exceptionally long lease of approximately 938 years remaining.

Ideally located within approximately 0.4 miles of Watford Junction Station and close to Watford Town Centre, with excellent access to major road links including the M1, M25 and A41.

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



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welcome to

Park Road

- 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: 0

Ground Rent: 0 Buildings Insurance Premium: £400

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.

Offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAF105061 - 0006

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