

Connells

1a Cobb Green
WATFORD

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WATFORD WD25 7HZ

for sale
£300,000







Property Description

A well-presented ground floor maisonette offers spacious and versatile accommodation throughout, making it an excellent opportunity for a wide range of buyers.

The property features a light-filled lounge with doors opening directly onto communal gardens, creating a seamless indoor-outdoor living experience—perfect for relaxing or entertaining. The open-plan kitchen area is practical and well laid out, complementing the sociable living space.

There are two well-proportioned double bedrooms, offering flexibility for home working, guests, or sharers. A modern family shower room completes the internal accommodation.

Externally, residents benefit from attractive communal gardens and allocated parking, enhancing both lifestyle and convenience.

Entrance Hall

Lounge
13' 1" x 12' 2" (3.99m x 3.71m)
Doors opening to communal garden.

Kitchen Area
8' 2" x 7' 3" (2.49m x 2.21m)

Bedroom 1
10' 6" x 9' 2" (3.20m x 2.79m)

Bedroom 2
9' 10" x 8' 10" (3.00m x 2.69m)

Shower Room
8' 2" x 6' 1" (2.49m x 1.85m)

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.











Total floor area 48.1 m² (517 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

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1 Cunningham Way Leavesden
Abbots Langley WD25 7NG

EPC Rating: C

Council Tax Band: D

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103558

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.