



90 Maytree Crescent, Watford, WD24 5NW  
Guide Price: £599,950 Freehold





# Description

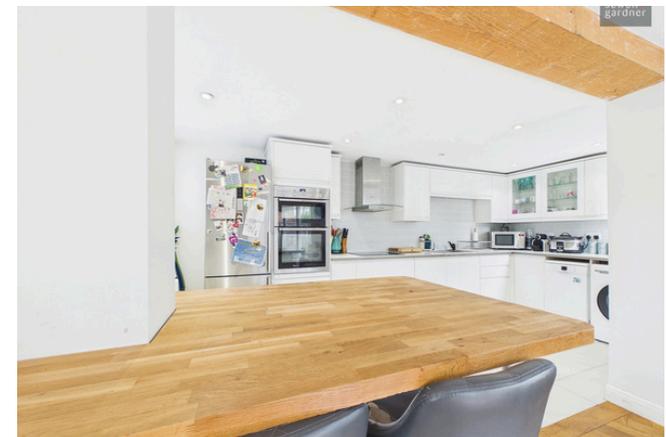
Situated in a desirable cul-de-sac, this beautifully presented semi-detached home offers stylish and spacious living throughout.

A welcoming entrance hallway with under stair storage leads to a bright front living room featuring a charming bay window. Oak internal bi-fold doors open into a stunning extended kitchen/diner, complete with integrated appliances, a breakfast bar and impressive bi-fold doors overlooking the garden — perfect for modern family living and entertaining.

Upstairs boasts a generous bay-fronted double bedroom with fitted wardrobes, a grand principal bedroom with skylights, fitted wardrobes and en suite shower room, plus a further double bedroom and a sleek, fully tiled family bathroom.

The beautifully maintained rear garden includes a converted garage now used as a home office, with rear access. Driveway parking to the front provides space for multiple vehicles.

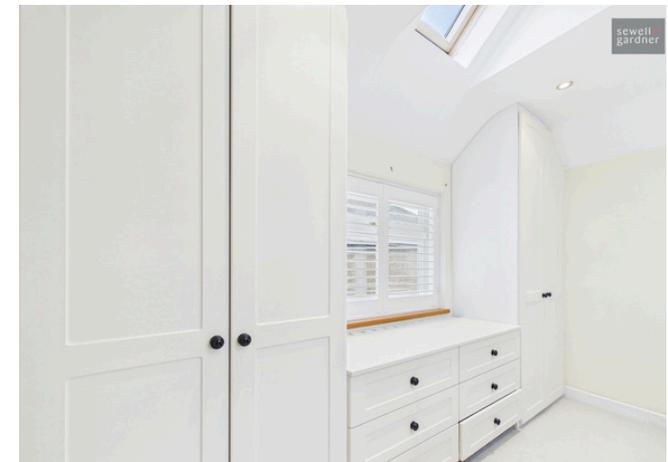
A superb home in a peaceful location — early viewing is highly recommended.



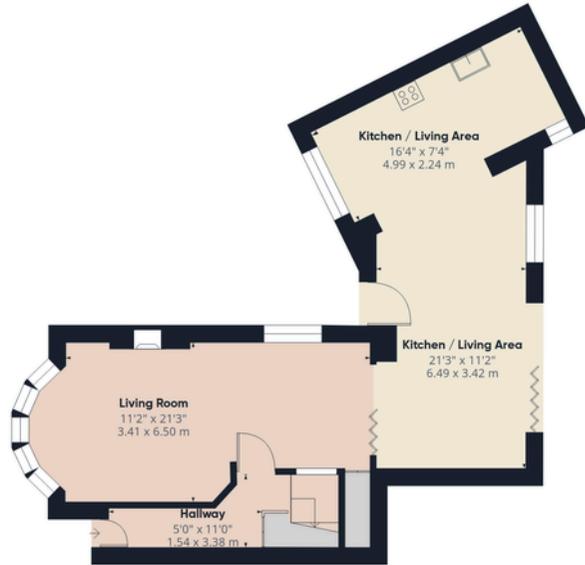


# Key features

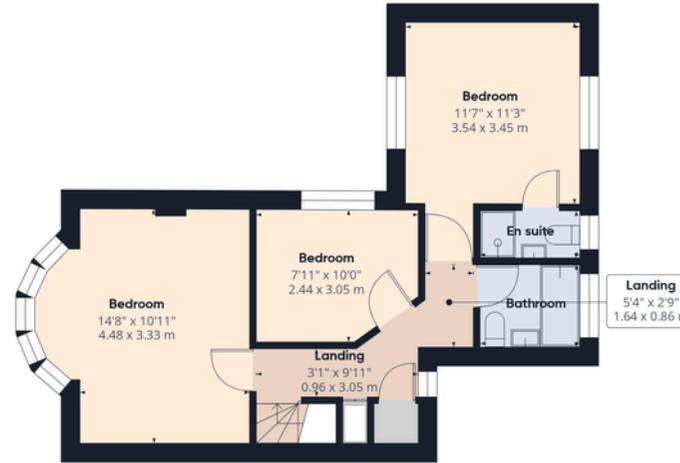
- Desirable cul-de-sac location
- Three well-appointed bedrooms
- Thoughtfully extended semi-detached home
- Stunning open-plan kitchen/diner
- Spacious bay-fronted living room
- Principal bedroom with en suite & fitted wardrobes
- Garage converted to home office
- Driveway parking



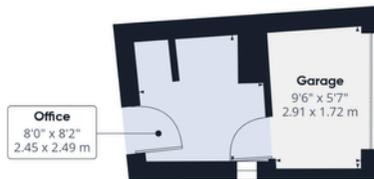
# Floorplan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

1268 ft<sup>2</sup>

117.8 m<sup>2</sup>

(1) Excluding balconies and terraces

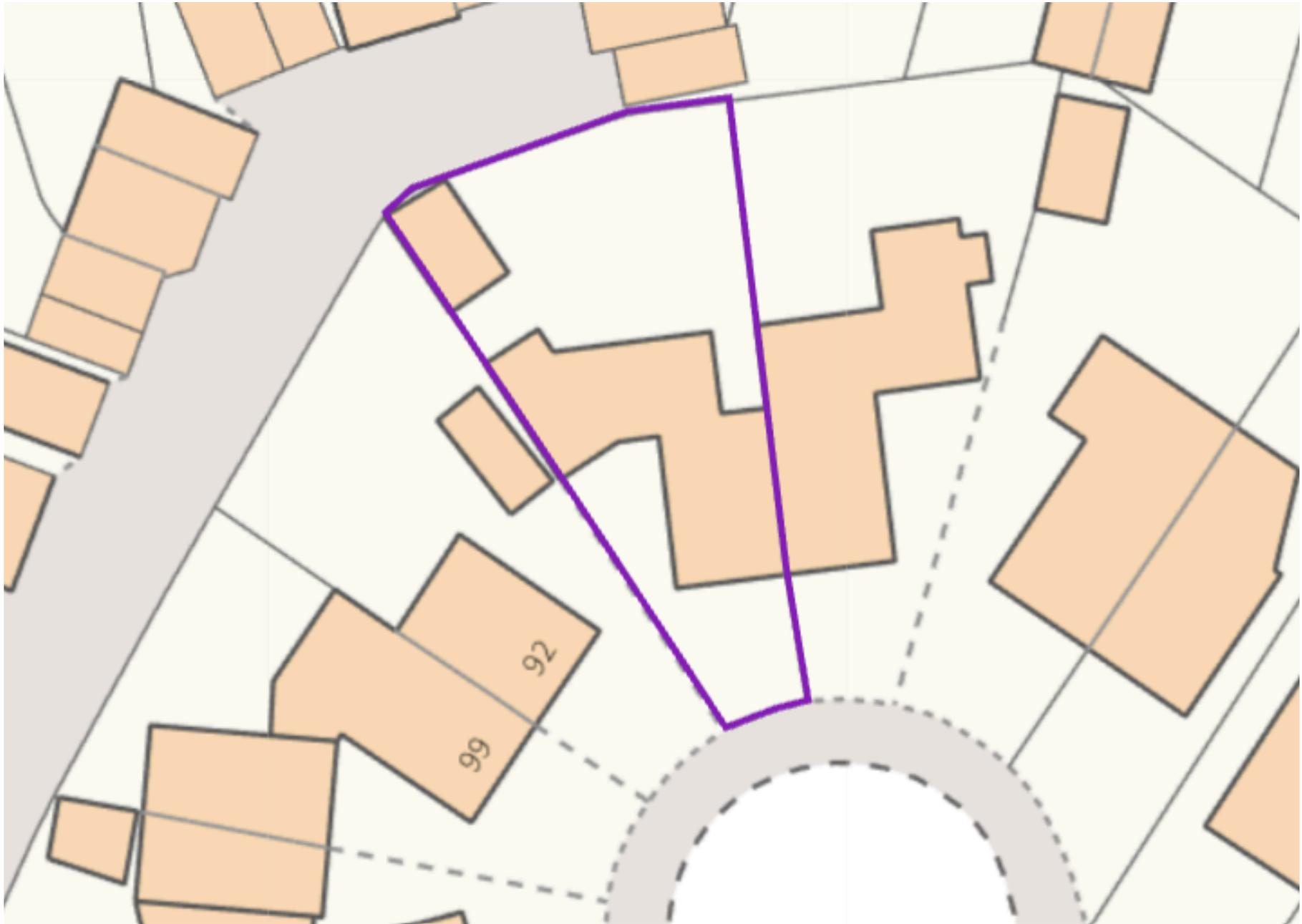
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Boundary







# Area Information

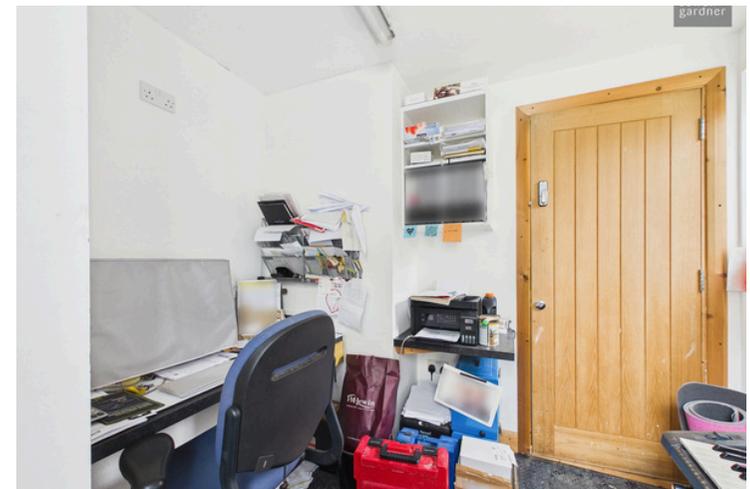
Watford Town Centre has transformed, with the redevelopment of the Harlequin shopping centre creating extra retail space, a large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities.

There is also the benefit of easy access to London from both Watford Junction and Watford Metropolitan line stations

- 1.9 miles to Watford Junction Station
- 2.4 miles to Watford Town Centre
- Nearest Motorway: 0.8 miles to M25



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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