

LEASEHOLD



Maisonette (EPC Rating: )

OBSERVER DRIVE, WATFORD, WD18  
7GA

£320,000

# 2 Bedroom Maisonette located in Watford

CHAIN FREE Spacious two double bedroom third floor apartment (704 sq.ft) set in a quiet cul-de-sac with lift access and allocated parking.

Features include a bright 15'10" reception room with private balcony, semi-open plan kitchen, en suite to principal bedroom and separate family bathroom.

Ideally located within walking distance of Watford Underground Station and close to the M1, M25 and local amenities.

Here's a detailed room-by-room walkthrough based on the floorplan (approx. 704 sq.ft / 65.4 sq.m):

## Entrance Hallway

A welcoming central hallway providing access to all principal rooms, with space for coats and storage.

## Reception Room

15'10" x 13'9" (4.82m x 4.20m)  
A spacious and bright open-plan living/dining area offering excellent proportions for both relaxing and entertaining. There is ample room for a large sofa suite, dining table and additional furnishings. Doors lead directly onto the private balcony.

## Balcony

11'6" x 5'0" (3.51m x 1.52m)  
A generous private balcony accessed from the reception room, ideal for outdoor seating and enjoying fresh air.

## Kitchen (Semi-Open Plan)

10'11" x 6'3" (3.32m x 1.91m)  
Modern semi-open plan kitchen positioned just off the reception area. Fitted with a range of wall and base units and offering good worktop space, creating a practical and sociable layout.

## Bedroom One

11'10" x 9'10" (3.60m x 3.00m)  
A well-proportioned double bedroom with space for wardrobes and additional bedroom furniture.

## En Suite Shower Room

7'4" x 6'3" (2.23m x 1.91m)  
Comprising shower, wash hand basin and WC.

## Bedroom Two

11'10" x 8'3" (3.60m x 2.51m)  
A second good-sized double bedroom, ideal for guests, family members or as a home office.

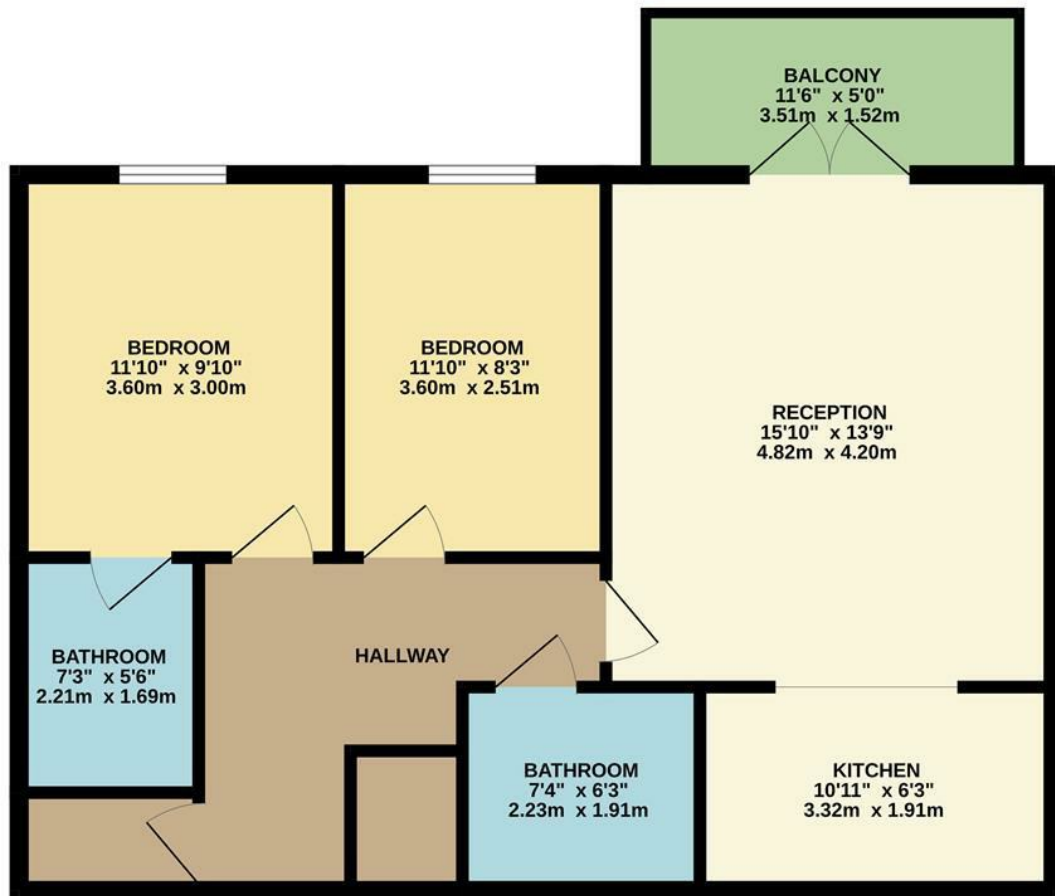
## Family Bathroom

7'3" x 5'6" (2.21m x 1.69m)  
Fitted with a bath, wash hand basin and WC, serving bedroom two and guests.



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GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



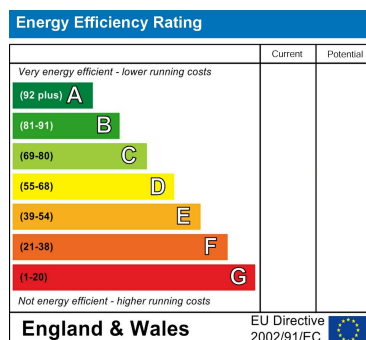
TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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