



Connells

Neston Road  
Watford



## Property Description

Connells are pleased to bring this well-presented first-floor maisonette to the market that is situated on a quiet residential road in North Watford. The property offers a spacious reception room, fitted kitchen, double bedroom with en-suite, an additional WC, and a private rear garden. The area provides permitted on-street parking on a publicly maintained road, along with excellent transport links including nearby bus stops and North Watford train station. Local shops, eateries, and amenities are all close by, including convenience stores, dental services, and other facilities along St Albans Road, making everyday living highly convenient. With peppercorn charges, this property is an ideal opportunity for first-time buyers, downsizers, or investors seeking comfort and connectivity.

For more information or to arrange a viewing, please contact Connells today.

## Entrance Hall

Front door, radiator, stairs rising to reception room.

## Living Room

Windows to front aspect, television point, telephone point, radiators.

## Cloakroom

Window to side aspect, WC, wash hand

basin.

## Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric cooker point, plumbing for washing machine, space for fridge/freezer, radiator, loft access.

## Bedroom One

Window to rear aspect, fitted wardrobes, radiator, door to bathroom.

## Bathroom / En-Suite

Window to rear aspect, bath with mixer taps and shower attachment, WC, wash hand basin, heated towel rail.

## Outside

## Rear Garden

Accessed via side of property.









Total floor area 47.5 m<sup>2</sup> (490 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: D Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF315118](http://connells.co.uk/Property/WTF315118)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1985. 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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