



**Connells**

Gibbs Couch  
Watford



## Property Description

Situated within walking distance of the train station, this well-presented one double bedroom ground floor maisonette has been recently redecorated throughout and benefits from new carpets, making it an ideal purchase for first-time buyers or investors alike.

The accommodation comprises an entrance hall with a useful storage cupboard, which also houses the boiler, leading through to a well-proportioned galley kitchen. The kitchen is fitted with a range of wall and base units and includes an electric oven, gas hob, washing machine and fridge freezer. The property further offers a modern bathroom suite, comprising a WC, wash hand basin and a bath with shower overhead.

There is a generous double bedroom featuring a built-in wardrobe, providing excellent storage. To the rear of the property sits a bright lounge, offering direct access to a private balcony laid with astro turf, creating an inviting outdoor space.

Additional benefits include a garage located in a block and the rare advantage of no service charge or ground rent, enhancing the property's overall appeal.

Ideally positioned within the popular Carpenders Park area, the property benefits from walking-distance access to Carpenders Park Station, local shops, supermarkets, green spaces, schools and healthcare facilities, with excellent transport links into Watford and Central London.

## Entrance Hall

Door to front  
Storage cupboard with boiler

## Lounge

14' 7" x 11' 2" ( 4.45m x 3.40m )  
Window to rear  
Radiator

## Kitchen

8' 7" x 6' 3" ( 2.62m x 1.91m )  
Window to front  
Wall and base units  
Gas hob and electric oven  
Sink/drainer  
Washing machine  
Fridge freezer

## Bedroom

10' 2" x 8' 9" ( 3.10m x 2.67m )  
Window to rear  
Radiator  
Built in wardrobe

## Bathroom

WC  
Heated towel radiator  
Bath/mixer taps with overhead shower  
Wash hand basin

## Balcony

Private balcony with astro

## Garage

## Agents Note

Please note: The photograph of the garage block is for illustrative purposes only and is not of the exact garage location, but shows a similar garage block.









Total floor area 39.9 m<sup>2</sup> (430 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)

**Connells**

To view this property please contact Connells on

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86 High Street  
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EPC Rating: C Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308522](http://connells.co.uk/Property/BUS308522)**

This is a Leasehold property with details as follows; Term of Lease 167 years from 29 Sep 1994. 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.

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Property Ref: BUS308522 - 0005