



Connells

Maythorne Close
Watford



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this semi-detached house to the market that is situated on a quiet cul-de-sac road in Watford. The property comprises of two reception rooms, a kitchen area, three well-proportioned bedrooms and a shower room suite with separate W/C. Benefits include a well-maintained mature rear garden, off-street driveway parking as well as holding the scope for modernisation and potential to extend (STPP).

An ideal family home, the property is conveniently located with access to several transport links including walking distance to Watford Metropolitan Station as well as the A41, M25 and M1 motorways. There are a range of local shops, amenities and Cassiobury Park within walking distance with further shops, eateries, entertainment and recreational facilities in Watford High Street and Shopping Centre. There are a variety of nurseries, primary schools and secondary schools within catchments including Watford Girls Grammar School and Watford Boys Grammar Schools.

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

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for

registration.

Agents Note

Please note the property does not have central heating. There are some rooms with fire places but these have not been checked as to whether they are working. Please contact the branch for more information.

Entrance Porch

Door to front aspect, door to entrance hall.

Entrance Hall

Door to front aspect, window to side aspect, stairs to first floor landing, under-stairs storage.

Living Room

Bay window to front aspect.

Dining Room

Patio doors to rear garden.

Kitchen

Window to rear aspect, door to rear garden.

First Floor Landing

Stairs from entrance hall, window to side aspect, loft access.

Bedroom One

Window to rear aspect.

Bedroom Two

Window to front aspect.

Bedroom Three

Window to front aspect.

Shower Room

Window to side aspect, shower cubicle, wash hand basin.

Wc

Window to side aspect, WC.

Outside

Front Garden

Block paved driveway for several cars, side access.

Rear Garden

Paved patio area, laid lawn, shrubberies and trees, side access.









Total floor area 85.0 m² (915 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



To view this property please contact Connells on

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6 The Parade
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EPC Rating: G Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314881



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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