



Connells

Ridgehurst Avenue
Watford



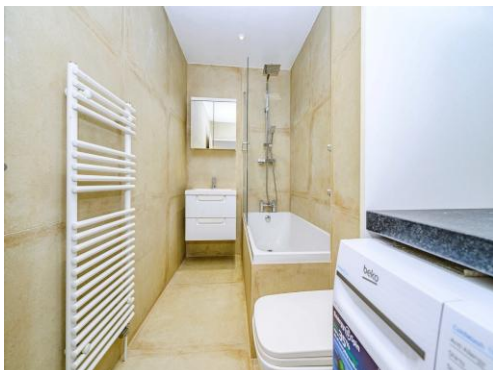
Property Description

A beautifully presented two-bedroom ground floor maisonette offered with a share of freehold, ideally situated in the popular Leavesden area.

This superb home is ready to move straight into, having been well maintained and finished in a modern decorative style throughout. The property offers a bright and spacious open-plan kitchen/living area, creating an inviting space perfect for both relaxing and entertaining. The contemporary bathroom is finished to a high standard, while the two well-proportioned bedrooms provide comfortable and versatile accommodation, ideal for sleeping, working from home, or additional storage.

Externally, the property benefits from off-road parking and its own private rear garden, offering highly sought-after outdoor space for a property of this type.

Ridgehurst Avenue is a desirable residential location, known for its mix of mid-century homes and strong buyer demand. The property is conveniently positioned close to the High Road in Leavesden, providing a selection of local amenities including convenience shops, restaurants and everyday services. There are excellent transport links nearby, with the North Orbital (A405) easily accessible and rail services available from Garston and Watford North stations (approximately 1.3–1.5 miles away).



Entrance Hall

Front door.

Lounge

10' 10" x 10' 10" (3.30m x 3.30m)

Kitchen

Bedroom 1

9' 11" x 12' 11" (3.02m x 3.94m)

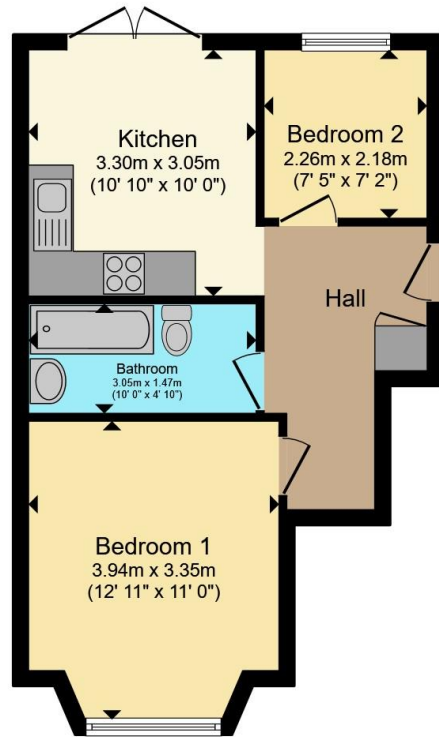
Bedroom 2

7' 2" x 7' 5" (2.18m x 2.26m)

Bathroom

Bath, shower attachment, wash hand basin,





Total floor area 40.2 m² (433 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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1 Cunningham Way Leavesden
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EPC Rating: B

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/LEA103628](https://www.connells.co.uk/Property/LEA103628)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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