



Connells

Fern Way  
Watford



### Property Description

Located within a highly sought-after residential development on Fern Way, Watford (WD25), this two bedroom first floor maisonette is offered with a share of freehold (split with ground floor flat) and new long lease, making it an attractive and secure purchase.

The property is presented in very good decorative order throughout, offering bright and well balanced accommodation. The main living space is a generous open plan kitchen, dining and living area, creating a sociable and versatile layout ideal for modern living.

There are two well proportioned bedrooms, both served by a neatly finished family bathroom. Externally, the maisonette enjoys the rarely found advantage of its own private garden, along with one allocated off road parking space to rear, adding both practicality and appeal.

Fern Way is a quiet and popular residential road within the WD25 area, particularly convenient for Kingsway Junior School and Stanborough Primary & Secondary Schools, as well as local shops and amenities. For commuters, the property is well positioned with easy access to Watford, Garston and Kings Langley stations, along with the M1, M25 and A41, making travel across Hertfordshire and into London straightforward.

An excellent opportunity for first time buyers, downsizers or investors seeking a well located and low maintenance home - early viewing is highly recommended.



## Ground Floor

Private front door with small hallway, stairs to first floor.

## First Floor Landing

Entryphone system.

## Kitchen/ Living/ Dining area

17' 1" x 16' 2" ( 5.21m x 4.93m )

Range of wall and base units, electric oven, gas hob, under counter fridge/ freezer, dishwasher, washing machine, breakfast bar.

## Bedroom 1

14' x 9' 2" ( 4.27m x 2.79m )

## Bedroom 2

10' x 7' 3" ( 3.05m x 2.21m )

## Bathroom

Basin, WC, bath, shower attachment with screen.

## Loft

Ladder with access to loft space.

## Outside

## Garden

Own garden with paved patio area, artificial grass for low maintenance.

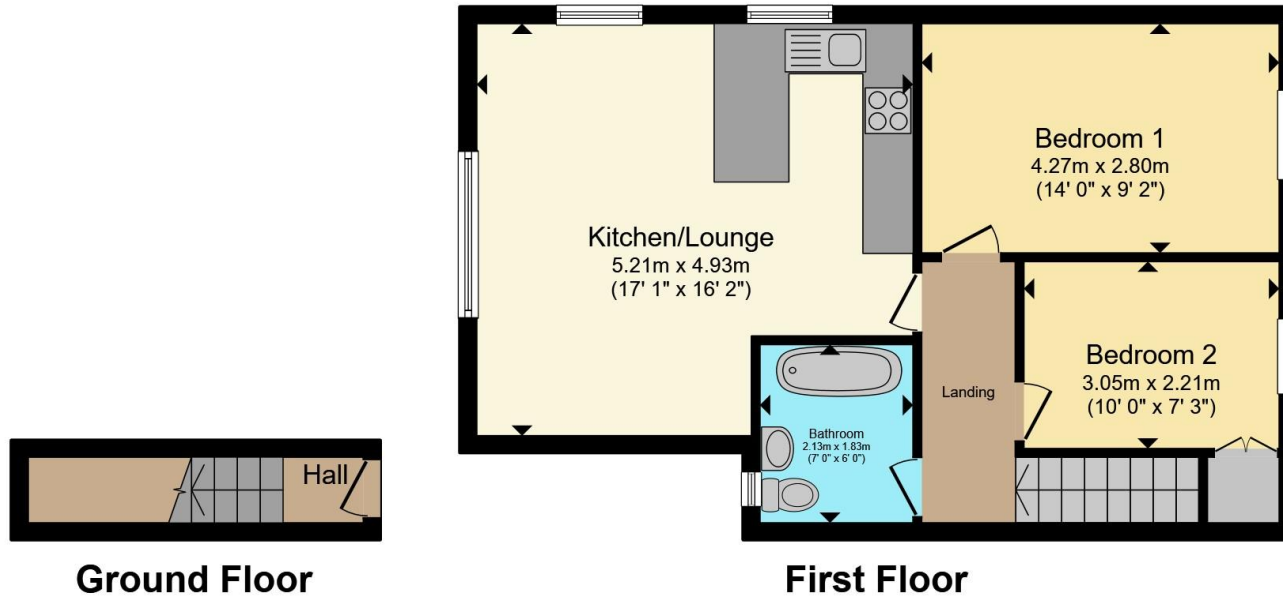
## Off Road Parking

One allocated space to rear.









Total floor area 56.8 m<sup>2</sup> (611 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)



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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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