



Fairlawns, Watford, WD17 4UH



welcome to

Fairlawns, Watford

- 2-Bedroom Top-floor Maisonette
- Split Level
- Nascot Wood Location
- Allocated Underground Parking
- Two Double Bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1355.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 26 Feb 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers in excess of

£300,000

view this property online brownandmerry.co.uk/Property/WAF104672



Property Ref:

WAF104672 - 0003

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This spacious two-bedroom split-level top-floor maisonette offers well-planned accommodation in the heart of the desirable Nascot Wood area.

The first floor comprises a bright and airy lounge with dual windows, a fitted kitchen, and a family bathroom. Stairs lead up to the second level, where you will find two generously sized double bedrooms and a convenient WC.

The property also benefits from allocated underground parking, adding extra convenience for residents.

Located just 0.9 miles from Watford Junction, it provides fast and frequent services into London Euston. The town centre is just over a mile away, with its excellent range of shops, restaurants, and leisure facilities, while road links are also superb with easy access to the M1, M25, and A41.

This maisonette presents an excellent opportunity for first-time buyers, commuters, or investors alike, combining spacious interiors with an enviable location.

This property lies within a conservation area.

Entrance

Lounge

15' 6" x 15' 4" (4.72m x 4.67m)

Kitchen

9' 10" x 8' 10" (3.00m x 2.69m)

Wc

4' 7" x 2' 11" (1.40m x 0.89m)

Bedroom 1

13' 9" x 11' 6" (4.19m x 3.51m)

Bedroom 2

12' x 9' 7" (3.66m x 2.92m)

Bathroom

8' 10" x 6' 11" (2.69m x 2.11m)

Total Floor Area (from the EPC)

84 Square Metres



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