



Connells

Courtlands Drive
Watford



Property Description

**** SHARE OF FREEHOLD ****

Connells are delighted to bring this immaculately presented first floor maisonette to the market that is situated on a popular residential road in North Watford. The property briefly comprises of a sizeable reception room, a modern fitted kitchen, two well-proportioned bedrooms and family bathroom suite. Benefits include a private entrance, an additional loft room, a new roof (two years old), as well as an enclosed landscaped rear garden with gated access.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including being a short distance to North Watford and Watford Junction Station as well as the M1, M25 & A41 motorways. The property is within catchments to a variety of well-regarded nurseries, primary schools and secondary schools.

There are a range of local shops and amenities within proximity as well as being a short distance from Watford High Street and Shopping Centre that provides numerous shops, eateries, entertainment and recreational facilities.

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

Entrance Hall

Door to front aspect, stairs to first floor landing, radiator.

Reception Room

14' 4" Into Bay x 11' 7" MAX (4.37m Into Bay x 3.53m MAX)

Bay window to front aspect, radiator, television point, staircase to loft room.

Kitchen

10' 11" x 5' 11" (3.33m x 1.80m)

Fitted kitchen comprised of wall and base units to complement, window to side and rear aspect, sink with drainer, integrated electric oven and hob with extractor hood, integrated microwave, plumbing for washing machine and dishwasher, space for fridge/freezer.

Bedroom One

11' x 10' 11" (3.35m x 3.33m)

Window to rear aspect, television point, radiator.

Bedroom Two

11' 10" x 8' 2" (3.61m x 2.49m)

Window to front aspect, radiator.

Bathroom

Window to rear aspect, bath with shower over, vanity wash hand basin, WC, extractor fan and radiator.

Second Floor

Velux window, radiator, television point,

storage in eaves.

Loft Room

16' 5" MAX x 11' MAX (5.00m MAX x 3.35m MAX)

Outside

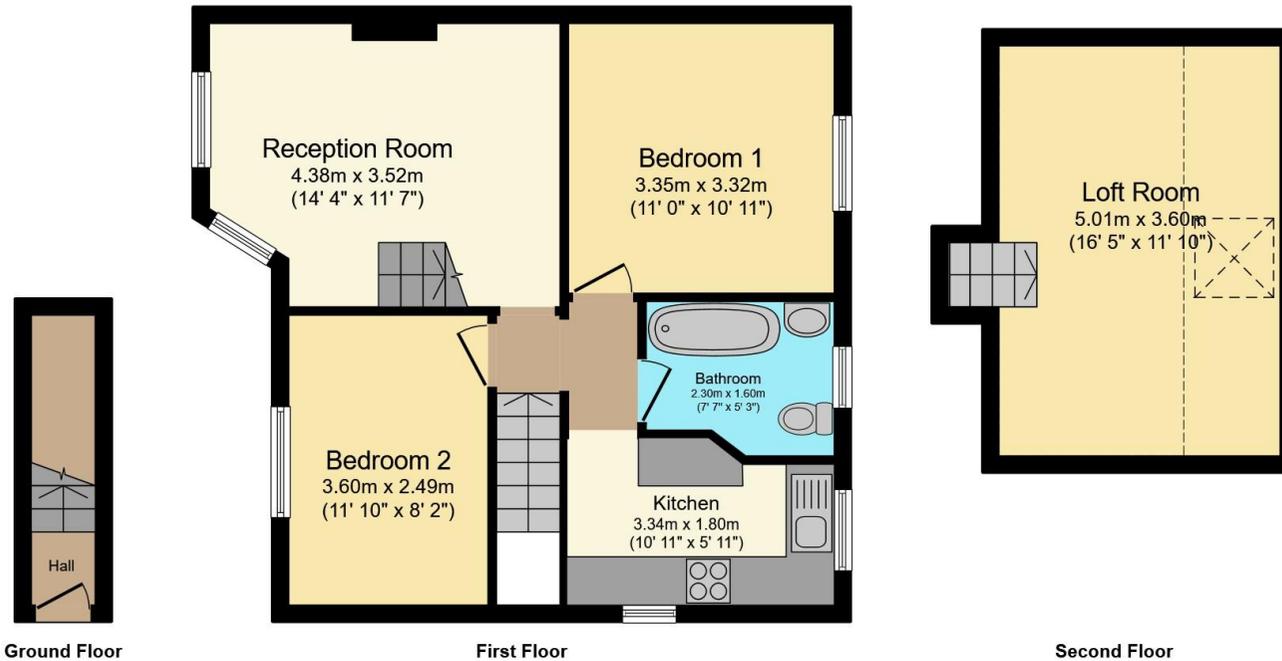
Rear Garden

Private landscaped rear garden, patio area, laid lawn, storage shed with power supply.









Total floor area 73.0 m² (786 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
WATFORD WD17 1AA

EPC Rating: D Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314806

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1999. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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