Connells

St. Marys Road
Watford

St. Marys Road
Watford WD18 0EF

for sale offers in excess of
£300,000

Property Description

** NO UPPER CHAIN ** Connells are delighted to bring this well-presented first floor duplex maisonette to the market that is situated on a popular residential road in Central Watford. The property consists of two floors and briefly comprises of an open plan reception room with well-appointed fitted kitchen, two/three double bedrooms and family bathroom suite. Benefits include a private entrance, a private south facing rear garden, on-street permitted parking as well as being sold with the freehold.

Ideal for first time buyers or investors, the property is conveniently located with access to several transport links including, Watford High Street and Watford Junction train stations as well as the M1 & A41 motorways. The property is also within catchments for well-regarded nurseries, primary schools and secondary schools including Watford Girls Grammar School. The vibrant Watford Shopping Centre and High Street is also just a short walk away providing shops, amenities, eateries, entertainment and recreational facilities.

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

Agents Note

The vendor is selling the Freehold title and the leasehold title to St Mary's Road, Watford, WD18 0EF. The freehold details two leasehold titles, one for each flat. Please make enquires with the branch and seek guidance in respect of any lending requirements. Your conveyancer can advise you on this type of purchase and timeframes involved.

Entrance Hall

Living Room / Kitchen

22' x 11' MAX (6.71m x 3.35m MAX)

Bedroom One

11' 3" x 8' 8" MAX (3.43m x 2.64m MAX)

First Floor Landing

Bedroom Two

12' 9" MAX x 10' 9" MAX (3.89m MAX x 3.28m MAX)

Bedroom Three

11' 9" MAX x 10' 5" MAX (3.58m MAX x 3.17m MAX)

Bathroom

Outside

Rear Garden

South facing rear garden, patio area, laid lawn.

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.focalagent.com

To view this property please contact Connells on

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6 The Parade
WATFORD WD17 1AA

EPC Rating: D

Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314500

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.