



**Maytree Crescent, Watford, WD24 5NW**

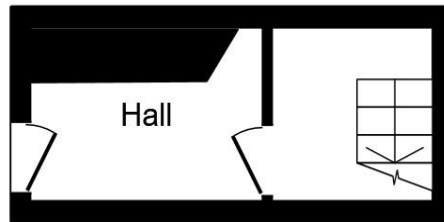


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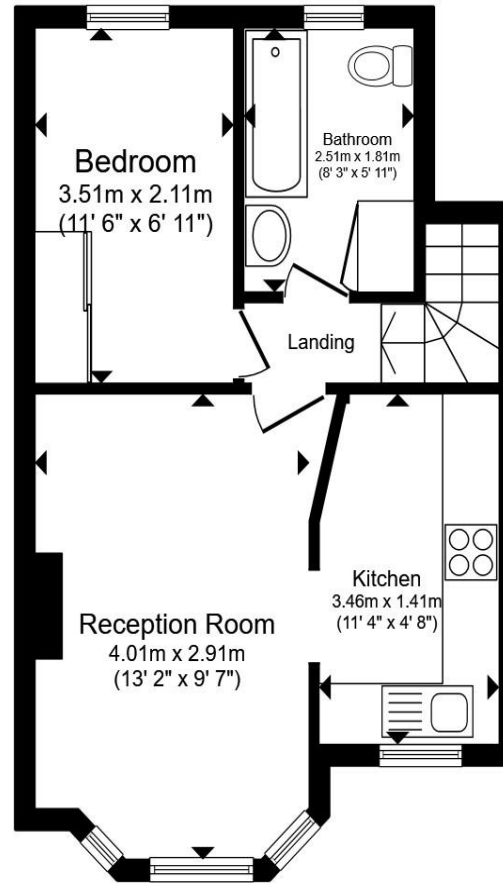
## **Maytree Crescent, Watford**

A well-presented first-floor one-bedroom maisonette offering bright living space, a modern fitted kitchen, loft access and a private rear garden, conveniently located close to local amenities with Watford Junction around 1.2 miles away.





**Ground Floor**



**First Floor**

**Entrance**

**Lounge**

13' 2" x 9' 7" ( 4.01m x 2.92m )

**Kitchen**

11' 4" x 4' 8" ( 3.45m x 1.42m )

**Bedroom**

11' 6" x 6' 11" ( 3.51m x 2.11m )

**Bathroom**

8' 3" x 5' 11" ( 2.51m x 1.80m )

Total floor area 43.1 m<sup>2</sup> (464 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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## Maytree Crescent, Watford

- Well-Presented One-Bedroom Maisonette
- Desirable First-Floor Position
- Private Rear Garden
- Allocated Parking Space
- Modern Fitted Kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers over

**£210,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF104698](https://www.brownandmerry.co.uk/Property/WAF104698)



Property Ref:  
WAF104698 - 0003

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