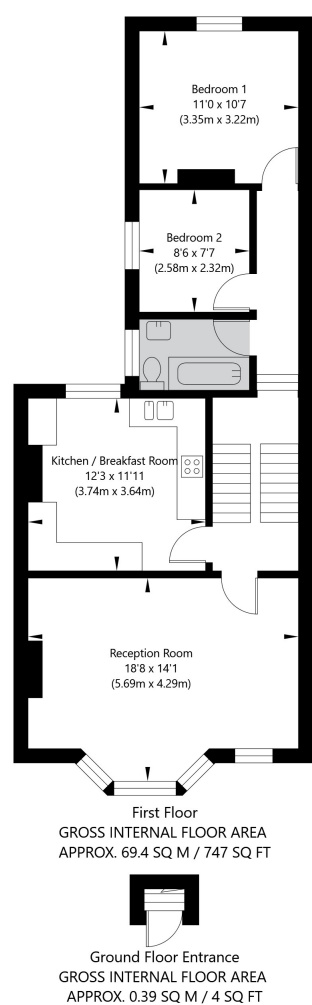




Malden Road, Watford WD17 4EN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

APPROXIMATE GROSS INTERNAL FLOOR AREA 69.79 SQ M / 751 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK



****CHAIN FREE**** This first floor, two bedroom character conversion is a very short walk from Watford Junction Station, close to the town centre and Cassiobury Park. The property is located on a quiet residential road in Nascot Wood and is eligible for permit parking. The property consists of a large, bright living room, a spacious kitchen / breakfast room, two bedrooms and a modern bathroom. The property has a share of freehold and comes to market chain free. Early viewing is recommended.

Council Tax Band C £2,083.01

Share of Freehold; Lease 107 years remaining; No service charge; No ground rent.

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.
2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.
3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.
4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give any representation or warranty in relation to this property.

ROOM DESCRIPTIONS

Communal Entrance Lobby

Entrance lobby and stairway to first floor landing, with two ceiling lights and two radiators.

Reception Room/Dining Room

5.69m x 4.29m (18' 8" x 14' 1") Carpeted, radiator, feature fireplace, two ceiling lights and windows to the front aspect.

Kitchen

3.74m x 3.64m (12' 3" x 11' 11") Tile effect flooring, part tiled walls, range of wall and base level units, sink / drainer, integrated gas hob, oven and extractor hood, washing machine, dishwasher, fridge and freezer, wall mounted Worcester Bosch Boiler, radiator, ceiling light, window to rear aspect.

Bedroom One

3.35m x 3.22m (11' 0" x 10' 7") Carpeted, feature fireplace, ceiling light, radiator and window to rear aspect.

Bedroom Two

2.58m x 2m (8' 6" x 6' 7") Carpeted, ceiling light, radiator and window to side aspect.

Bathroom

2.30m x 1.48m (7' 7" x 4' 10") Tile effect flooring, part tiled walls, panel bath with mixer tap and over head shower, hand wash basin, low level WC, heated towel rail, extractor fan and window to side aspect.