



12 Poundfield, Watford  
£325,000

proffitt  
& holt





## Poundfield

Watford

A spacious and well laid out ground floor maisonette in this quiet cul-de-sac, with a long lease and low service charges. Boasting its own private garden, modern kitchen and bathroom, as well as a garage in a block.





## Poundfield

### Watford

The property is close to Leavesden Country Park, several schools including St Michaels and Parmiter's, Woodside Leisure and Entertainment Complex, Warner Bros Studios and a short distance of Garston (Abbey Line) train station. Watford Town Centre provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Ground floor maisonette
- Spacious accommodation
- Quiet cul-de-sac
- Modern kitchen and bathroom
- Private garden
- Long lease and low charges
- Garage





## General information

### Services

Mains electricity, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### Fixtures and fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

*For broadband and mobile speeds see;*

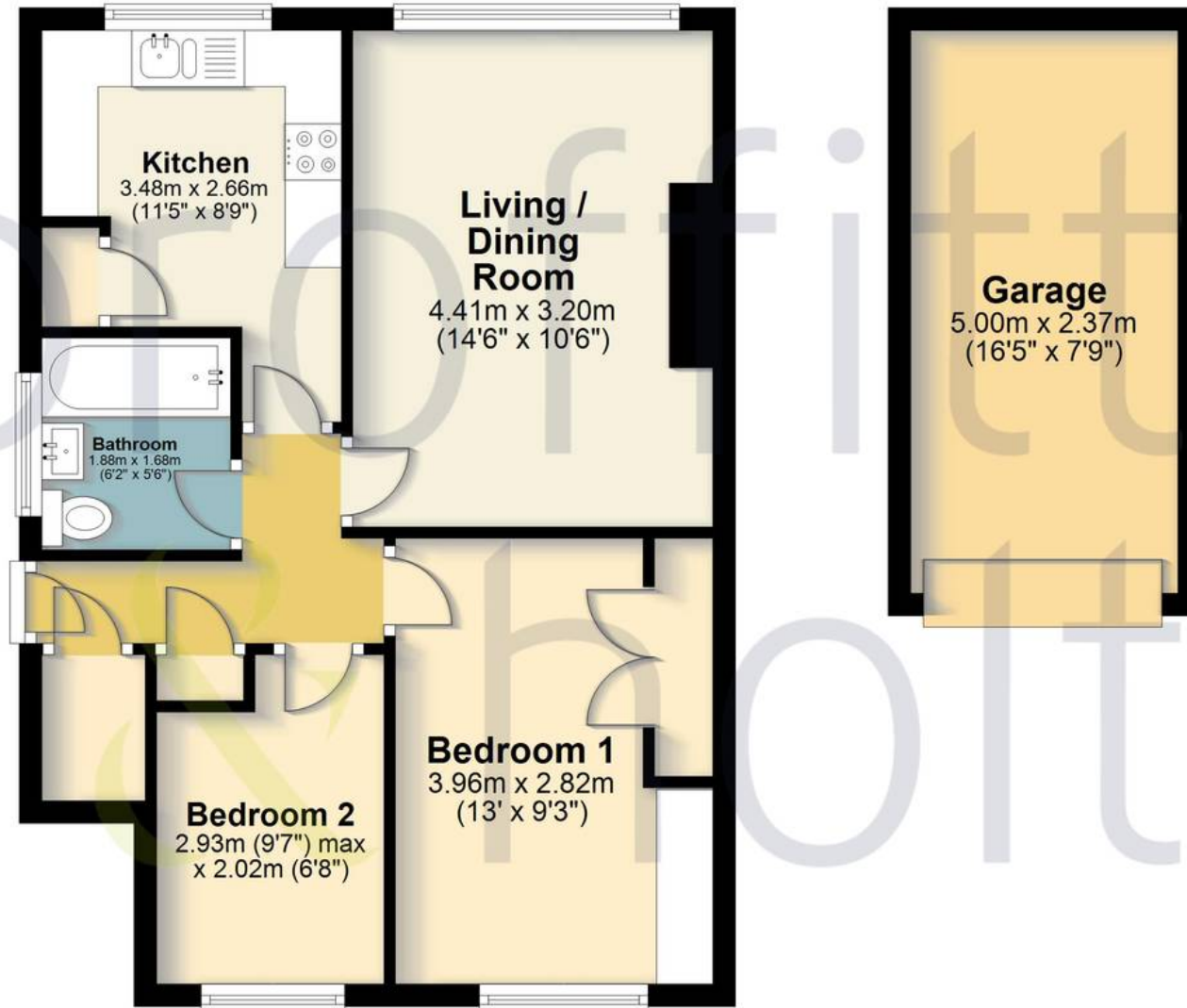
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## Ground Floor

Approx. 60.7 sq. metres (653.1 sq. feet)



Total area: approx. 60.7 sq. metres (653.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





# Proffitt & Holt

Proffitt & Holt, 14 High Street - WD5 0AR

01923 270444 • [abbots@proffitt-holt.co.uk](mailto:abbots@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

