

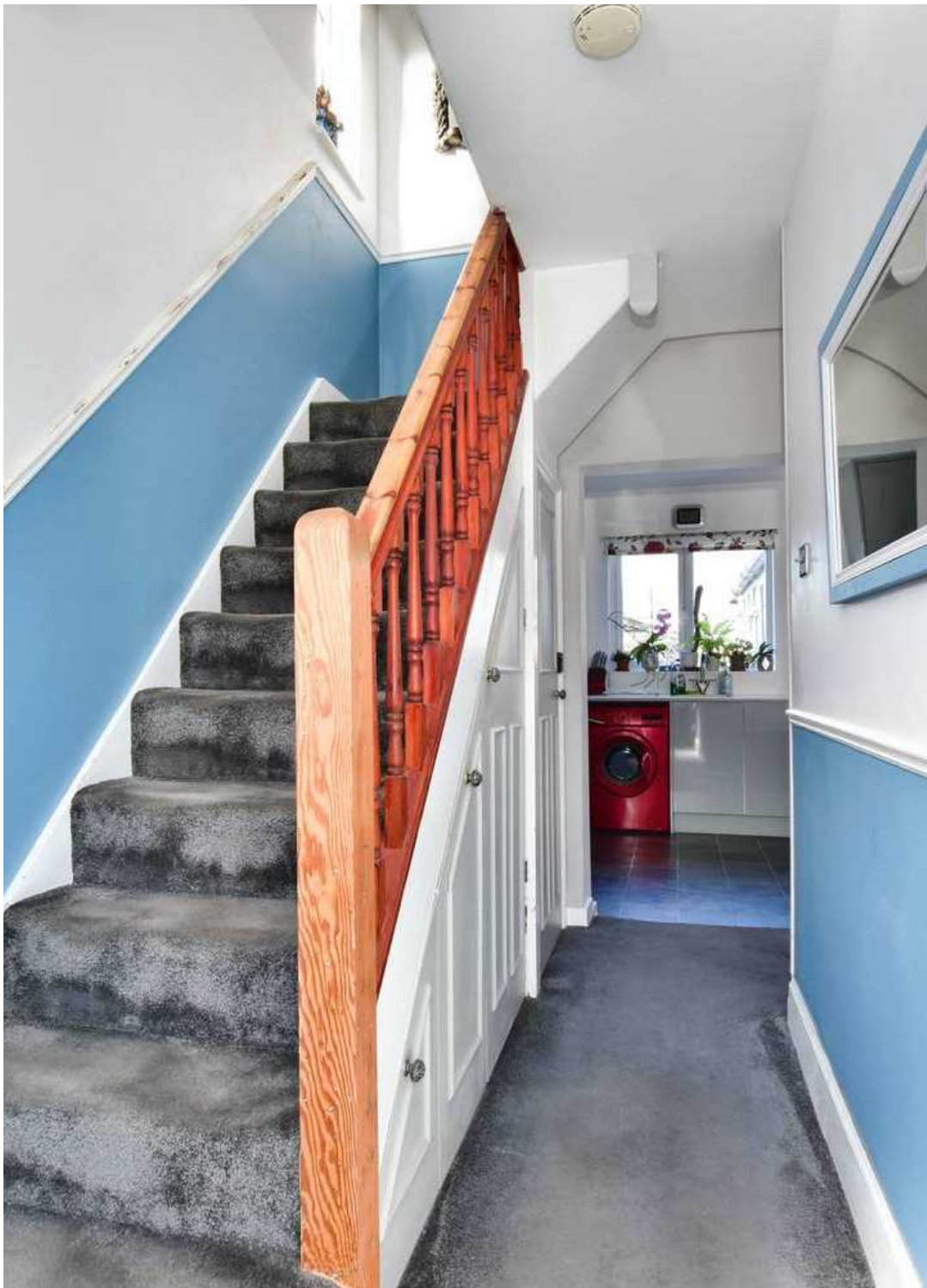


Maythorne Close, Watford

In Excess of £675,000

proffitt
& holt





Maythorne Close

Watford

Proffitt & Holt are pleased to bring to market this charming four-bedroom semi-detached family home, ideally located within proximity to the sought-after Boys Grammar School and the amenities of Watford and Rickmansworth.

This well-appointed residence offers a generous open-plan kitchen-diner, featuring stylish modern finishes and distinctive feature lighting, creating an inviting space perfect for entertaining. The kitchen includes a convenient breakfast bar and allows access to the conservatory, which provides additional living space with views over the delightful private rear garden. The garden offers both grassed and decked areas, ideal for outdoor relaxation and entertaining.

The ground floor includes a spacious lounge, enhanced by a charming bay window that allows natural light to illuminate the room, alongside space-saving radiators that contribute to the home's contemporary aesthetic. A welcoming hallway on the ground floor connects all principal living areas.

On the first floor, you will find three bedrooms, accompanied by a modern family bathroom. The loft room, with convenient eaves storage and an ensuite, provides a perfect retreat away from the main living areas.

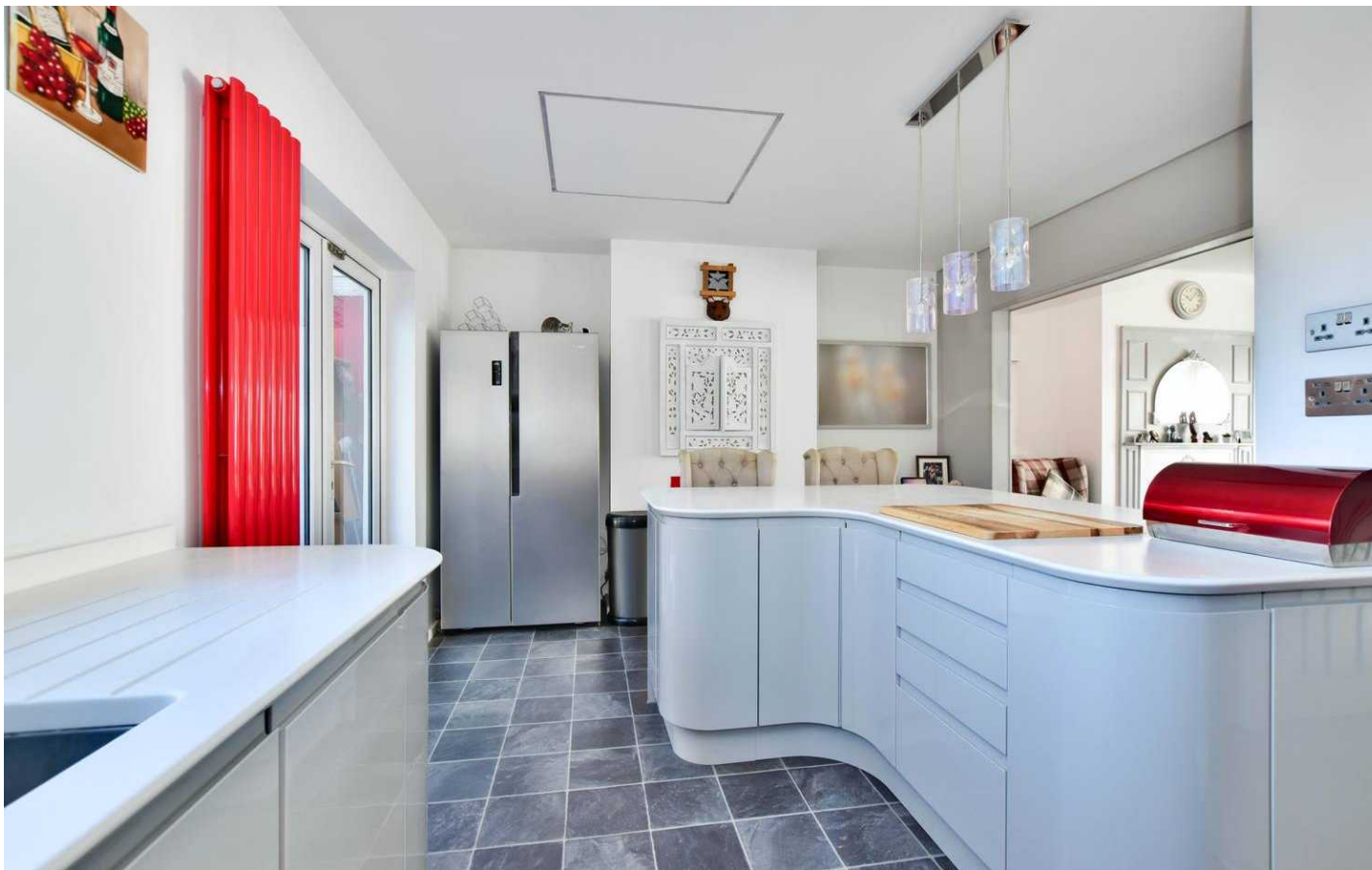
Externally, this property is complemented by a convenient driveway, providing ample parking. This home captures a blend of modern features and practicality, making it an ideal choice for families looking to settle in a desirable location.

Contact Proffitt & Holt to arrange a viewing today.

EPC-EER: D

Watford Borough Council Tax Band: D





Maythorne Close

Watford

The property is situated just a short walk to Watford Town Centre and Watford Metropolitan Line tube station, the 'Green Flag' award-winning Cassiobury Park, and Watford Grammar Schools. Watford town centre provides excellent shopping, leisure, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, Cineworld Cinema (with IMAX), The Palace Theatre, and a variety of restaurants. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.

- Four Bedrooms
- Semi-Detached Family Home
- Modern Stylish Kitchen
- Off Street Parking
- Close to Excellent Schooling
- Loft Room with En-Suite
- Private Garden
- Close to Amenities





Watford Borough Council

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

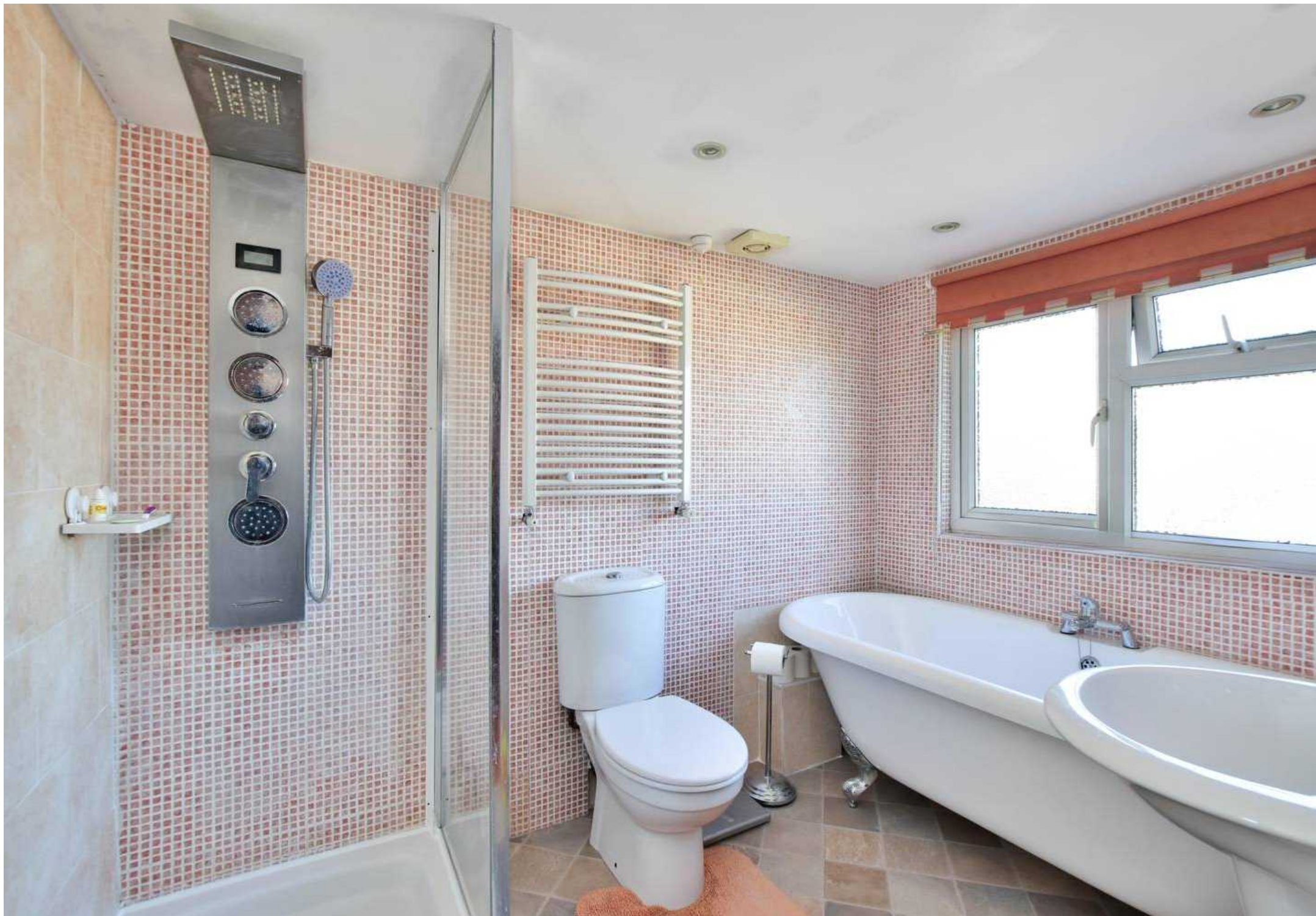
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

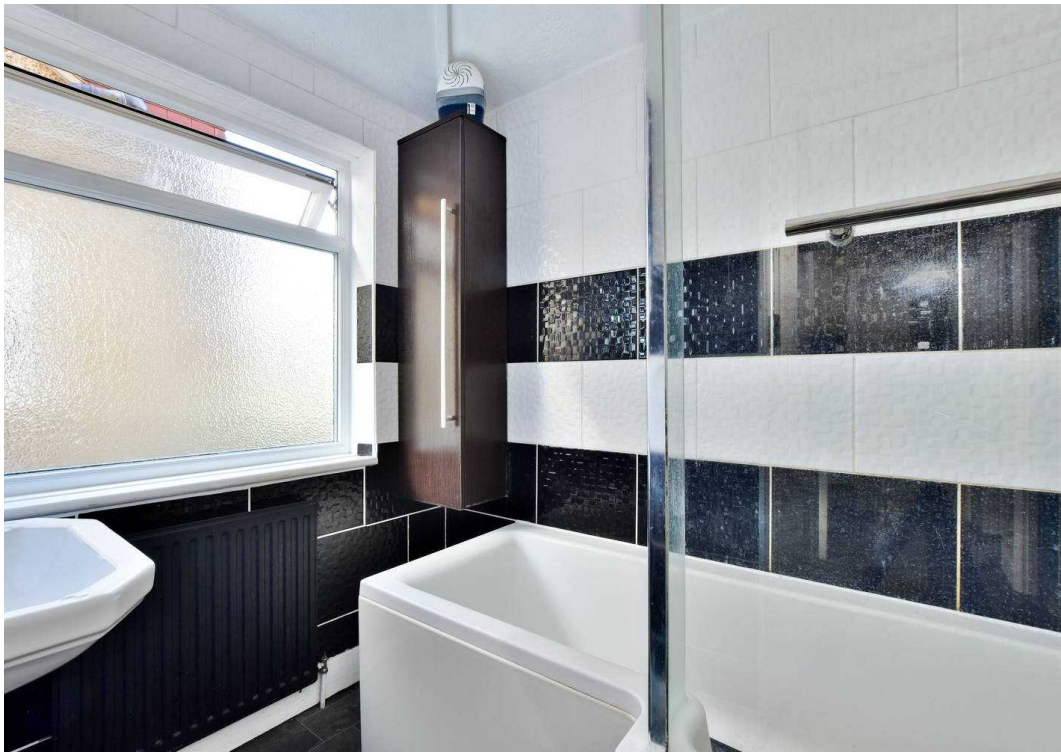
Fixtures and Fittings

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





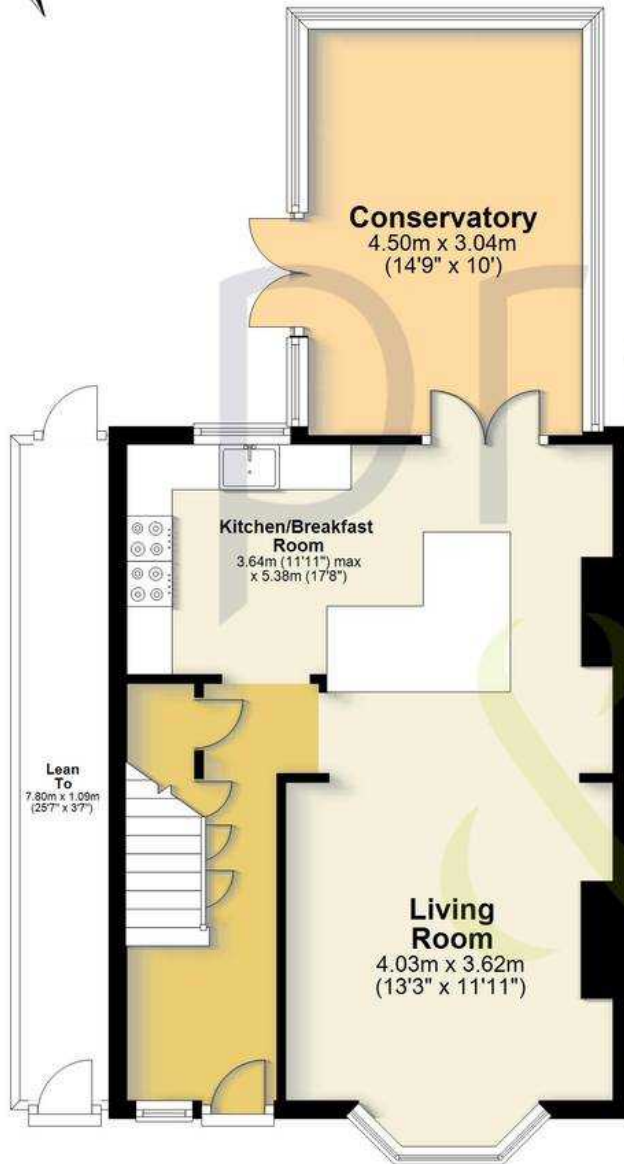






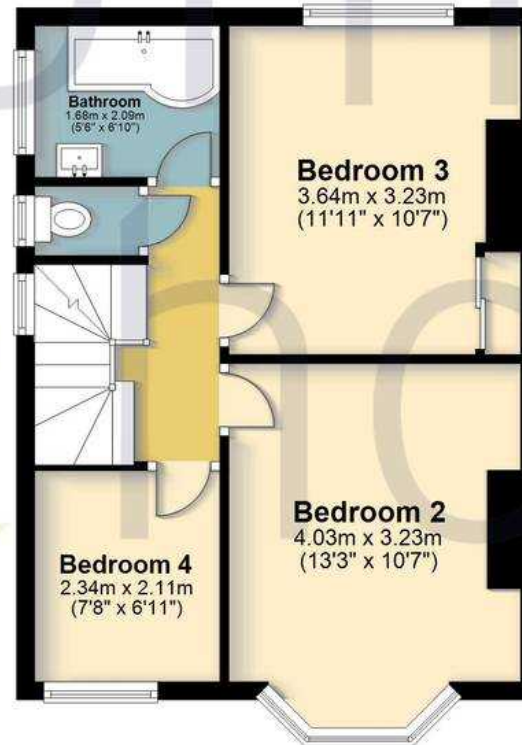
Ground Floor

Approx. 61.7 sq. metres (664.7 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



Second Floor

Approx. 25.3 sq. metres (272.1 sq. feet)



Total area: approx. 126.7 sq. metres (1363.9 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 – Watford

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