



Redheath Close, Watford
£350,000

proffitt
& holt





Redheath Close

Watford

A particularly spacious and well-presented maisonette, situated in a lovely spot within this quiet cul-de-sac, with views over the communal gardens on both sides. Viewing is highly recommended, as this type of property is rarely available and comes with an extended lease and low charges.

Entering on the ground floor, stairs take you to the first floor level, which houses a large and bright living room, kitchen-diner and guest W/C. The kitchen itself has been refitted in a tasteful shaker design and offers plenty of storage, along with space for a full range of appliances. Stairs rise again to the second floor, where there are two well appointed double bedrooms and a refitted family bathroom. The larger of the two bedrooms boasts plenty of integrated wardrobe space.

Externally, there are well kept communal gardens and a single garage.





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The property is close to Leavesden Country Park, Woodside Park, and the residential area of Leavesden is close to Abbots Langley where its High Street has a number of shops catering for most daily requirements. For a more comprehensive range of shopping facilities and amenities, the larger town of Watford is within approximately 2.5 miles. For the commuter, both Kings Langley and Watford Junction mainline stations provide a service to London-Euston. Junction 20 of the M25 and Junction 6 of the M1 are approximately two miles distance. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Split Level Maisonette
- Extended Lease And Low Charges
- Communal Gardens
- Spacious Accommodation Throughout
- Kitchen/Breakfast Room
- Garage
- Close Proximity To M1 And M25 Motorways





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.

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







Ground Floor

Approx. 14.5 sq. metres (155.9 sq. feet)



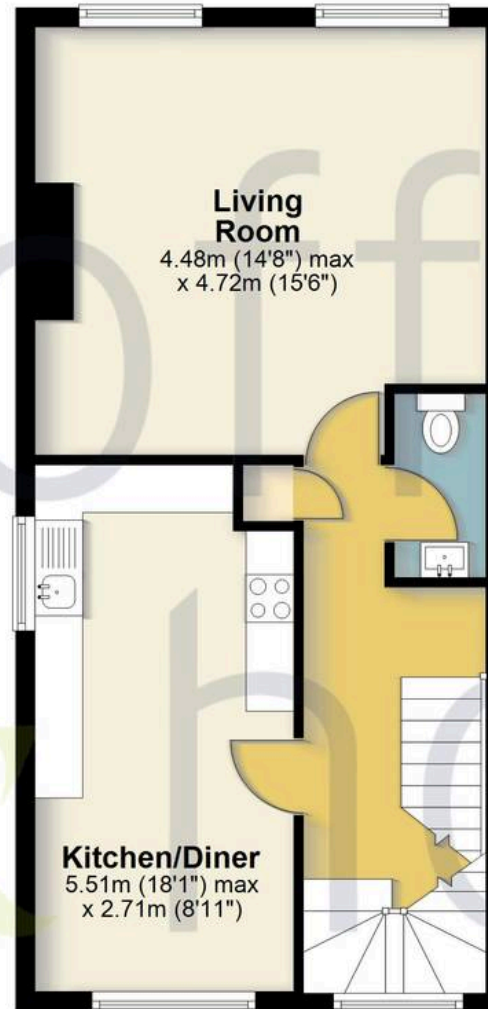
Garage

5.18m x 2.50m
(17' x 8'2")



First Floor

Approx. 47.6 sq. metres (512.5 sq. feet)



Living Room

4.48m (14'8") max
x 4.72m (15'6")

Kitchen/Diner

5.51m (18'1") max
x 2.71m (8'11")

Second Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



Bedroom 1

3.50m x 4.72m
(11'6" x 15'6")

Bathroom

1.72m x 2.79m
(5'8" x 9'2")

Bedroom 2

2.75m x 3.70m
(9' x 12'2")

Total area: approx. 100.6 sq. metres (1082.7 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.





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