



Goodwood Avenue, WATFORD

£339,950

RACE DOWN TO GLORIOUS GOODWOOD! This outstanding three bedroom ground floor maisonette is situated just off Courtlands Drive and on the borders of Nascot Wood. The property benefits from a 100ft rear garden, three double bedrooms, off street parking to the front and a 23ft living area. The property has the added advantage of being offered for sale with no onward chain complications.

- THREE BEDROOMS
- OFF STREET PARKING
- PRIVATE 100FT REAR GARDEN
- GAS CENTRAL HEATED
- OPEN FIRE PLACE
- OFF COURTLANDS DRIVE

Entrance Hall

Laminate flooring, two storage cupboards, double radiator, power points.

Lounge/Diner

23' 3" x 15' 3" (7.09m x 4.65m)

Double glazed windows to front and rear aspects, two double radiators, open fireplace, TV and phone points, power points.

Kitchen

9' 10" x 7' 8" (3.00m x 2.34m)

Range of base and eye level units, inset single drainer stainless steel sink unit with mixer tap, tiled splashback, space for cooker, washing machine and fridge freezer, laminate flooring, power points, double glazed window to side aspect.

Bedroom 1

13' 1" x 10' 3" (3.99m x 3.12m)

Double glazed window to front aspect, fitted wardrobes, double radiator, TV point, power points.

Bedroom 2

11' 2" x 10' 3" (3.40m x 3.12m)

Double glazed window to rear aspect, double radiator, fitted wardrobe, TV point, power points.

Bedroom 3

12' 8" x 5' 6" (3.86m x 1.68m)

Double glazed window to front aspect, fitted wardrobe, double radiator, power points.

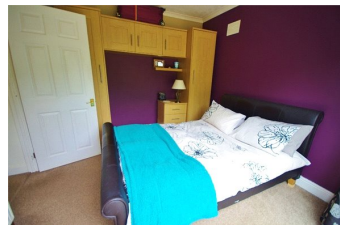
Bathroom

Suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low level WC, fully tiled, extractor fan, towel radiator.

Rear Garden

Approx. 100' rear garden, patio area, lawn with shrub borders, shed.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D		(55 to 68) D	
(39 to 54) E		(39 to 54) E	
(21 to 38) F	36	(21 to 38) F	37
(1 to 20) G		(1 to 20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

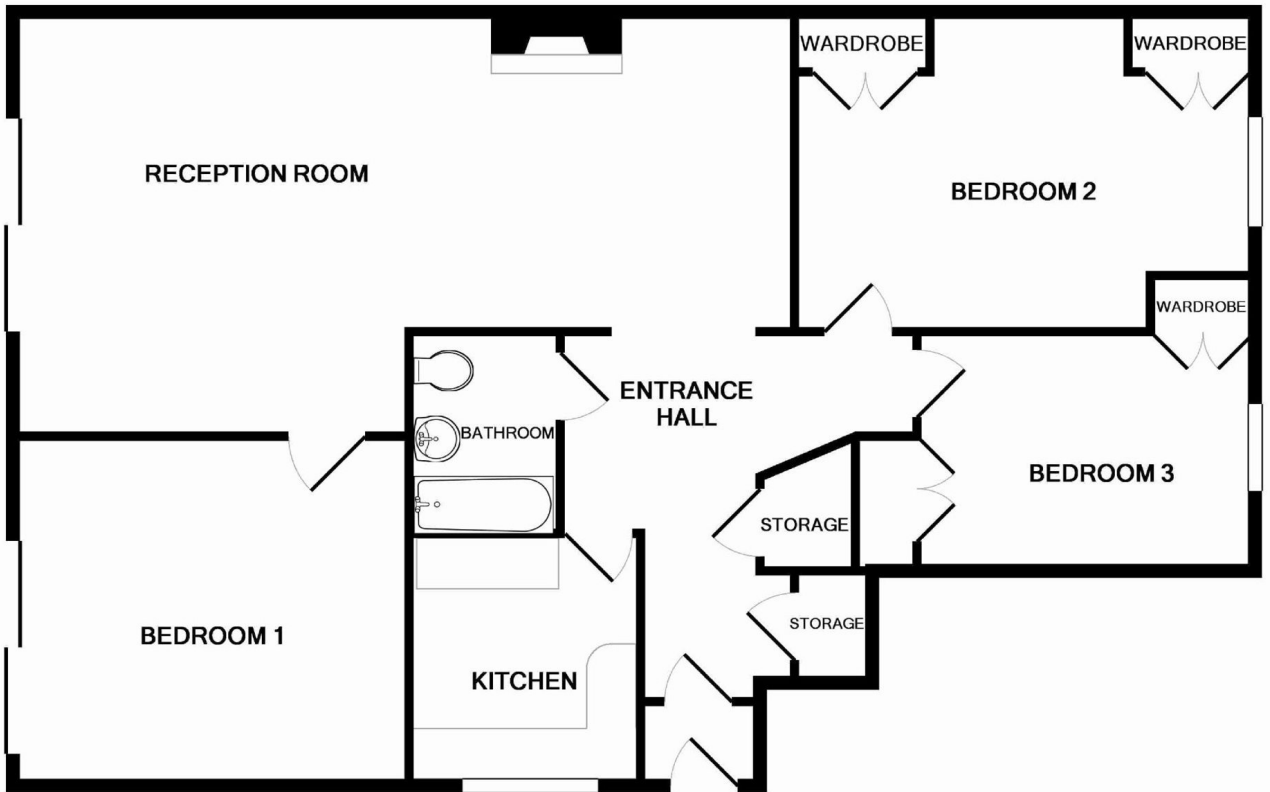


www.imagine-group.co.uk t. 01923 630844 Call us to arrange a viewing.

Important Notice

Whilst every attempt is made to ensure accuracy, no responsibility is taken for any errors or omissions. Floor plans are for representational purposes only and should only be used as such by potential buyers. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by Imagine and therefore no guarantee can be offered as to their operating ability or efficiency. All negotiations should be conducted through Imagine.

imagine



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2015

Important Notice

Whilst every attempt is made to ensure accuracy, no responsibility is taken for any errors or omissions. Floor plans are for representational purposes only and should only be used as such by potential buyers. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by Imagine and therefore no guarantee can be offered as to their operating ability or efficiency. All negotiations should be conducted through Imagine.

