



A SUPERB ONE BEDROOM GARDEN MAISONETTE WITHIN TEN MINUTES WALK OF WATFORD JUNCTION



This ground floor maisonette offers surprisingly spacious accommodation, is presented in excellent condition throughout and in our opinion offers potential for a rear extension (stp). Malden Road is an extremely popular road as it sits within the heart of the much sought after Nascot Wood area of Watford with Watford Junction, the town centre, library and a choice of nearby cafes, bars and independent shops all very close by.

Accommodation is made up of an entrance hallway, rear aspect reception room, good size kitchen, a particularly large double bedroom with fitted wardrobes and modern fitted bathroom.

Externally, there is a 35ft (max) sunny aspect garden and Malden road is situated within a Controlled Parking Zone enabling residents to obtain annual low cost resident's and visitor's parking permits.



KEY FEATURES

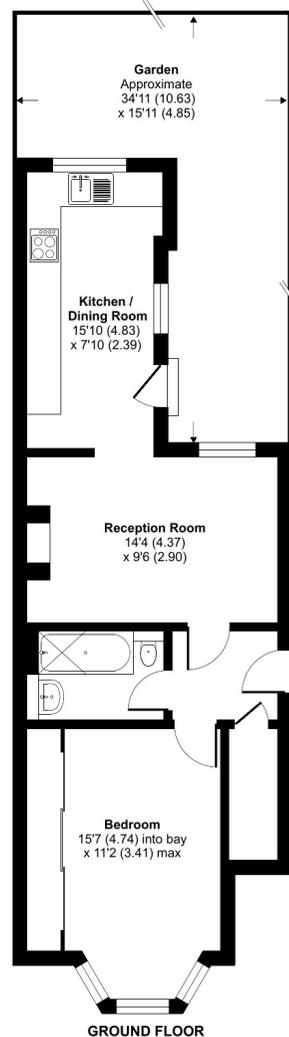
- Private south-west facing garden
- Scope for a rear extension (stp)
- Lease term: 114 years remaining
- Building insurance: £467 per annum
- Possible 'chain free' sale
- High ceilings
- Pleasant and popular residential location
- Combi boiler installed 2022
- Ground rent: £150 per annum



Malden Road, Watford, WD17

Approximate Area = 530 sq ft / 49.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Salters Residential. REF:1277873

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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