





A TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE WITH OWN GARDEN AND LONG LEASE

This bright and spacious maisonette is situated on a pleasant and quiet road within the highly sought after Nascot Wood area of Watford. The property is within close proximity of a choice of highly rated nurseries and schools and is also within walking distance of Watford Junction and the numerous shops, bars and cafes in Watford town centre. The stunning Cassiobury Park is also nearby.

Accommodation comprises of a long entrance hallway, front aspect reception room, good size kitchen with appliances, two double bedrooms and a well presented, fully tiled bathroom.

Externally, there is a private rear garden with secure external storage and Essex Road is situated within a Controlled Parking Zone enabling residents to obtain annual low-cost resident's and visitor's permits.



KEY FEATURES

- Bright, spacious and well presented
- Character property with high ceilings
- Double glazing throughout
- 58ft garden
- Lease term: 140 years remaining
- Service charge: Not applicable
- Ground rent: Not applicable
- Eight minutes walk to Watford Junction

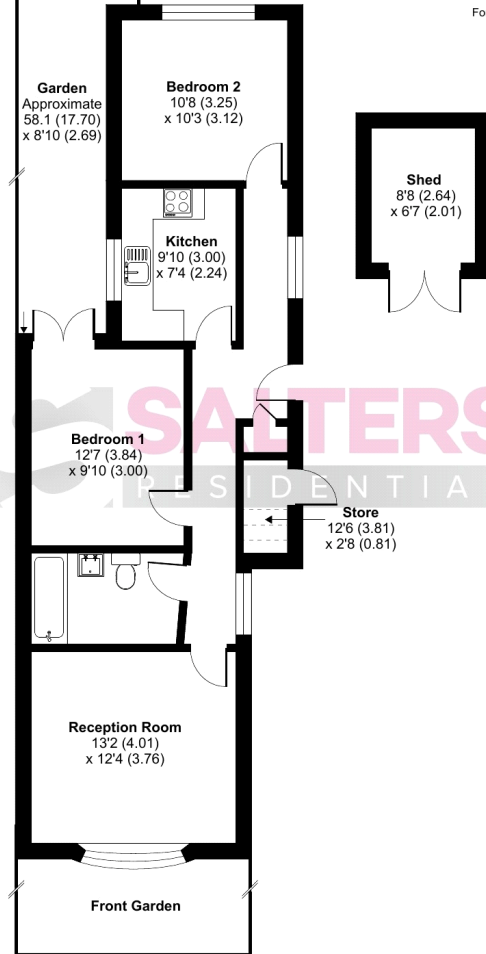


Essex Road, Watford, WD17

Approximate Area = 671 sq ft / 62.3 sq m
 Limited Use Area(s) = 8 sq ft / 0.7 sq m
 Outbuilding = 66 sq ft / 6.1 sq m
 Total = 745 sq ft / 69.2 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Salters Residential. REF: 1424904

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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