



TWO BEDROOM GARDEN MAISONETTE WITH PARKING. TRANQUIL & STUNNING LOCATION - CHAIN FREE



This rarely available ground floor maisonette is situated within an attractive Grade II listed building tucked away just off Greenbank Road and is approached via a private driveway. The property and its setting offer an abundance of charm and character and will most certainly appeal to discerning buyers seeking features such as high ceilings and large sash windows.

Accommodation consists of a large entrance hallway with ample storage, an 18ft 10' x 14ft 1' reception room with open fireplace and direct access to the rear garden, kitchen with appliances, master bedroom with fitted wardrobes, second bedroom and a large family bathroom.

Externally, the property features a delightful private garden along with access and use of the extensive lawned communal gardens. Within the carriage driveway there are two allocated parking spaces and several visitor's parking spaces.



KEY FEATURES

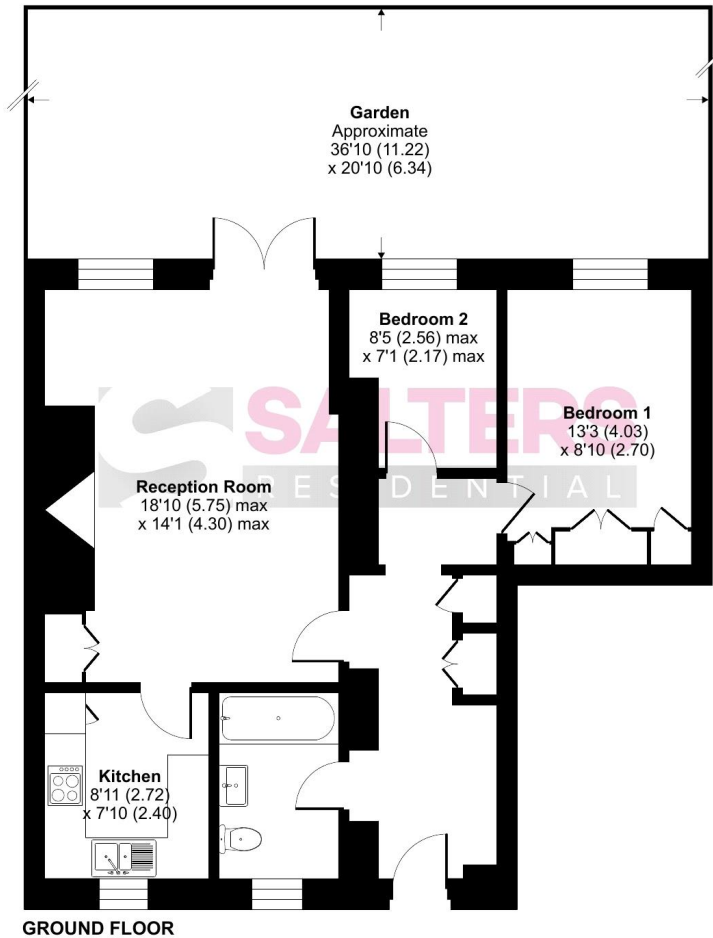
- Chain free sale
- High ceilings with cornices and ceiling roses throughout
- Immaculately maintained grounds
- Allocated parking for two cars plus visitor's parking
- Lease term: 147 years remaining
- Service charge: £1832 per annum
- Ground rent: £250 per annum
- Basement storage available - see agent
- Sash windows



Greenbank Road, Watford, WD17

Approximate Area = 738 sq ft / 68.5 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). © ncthemcom 2026. Produced for Salters Residential. REF: 1483092

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	73	75
(55-68)	D		
(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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