



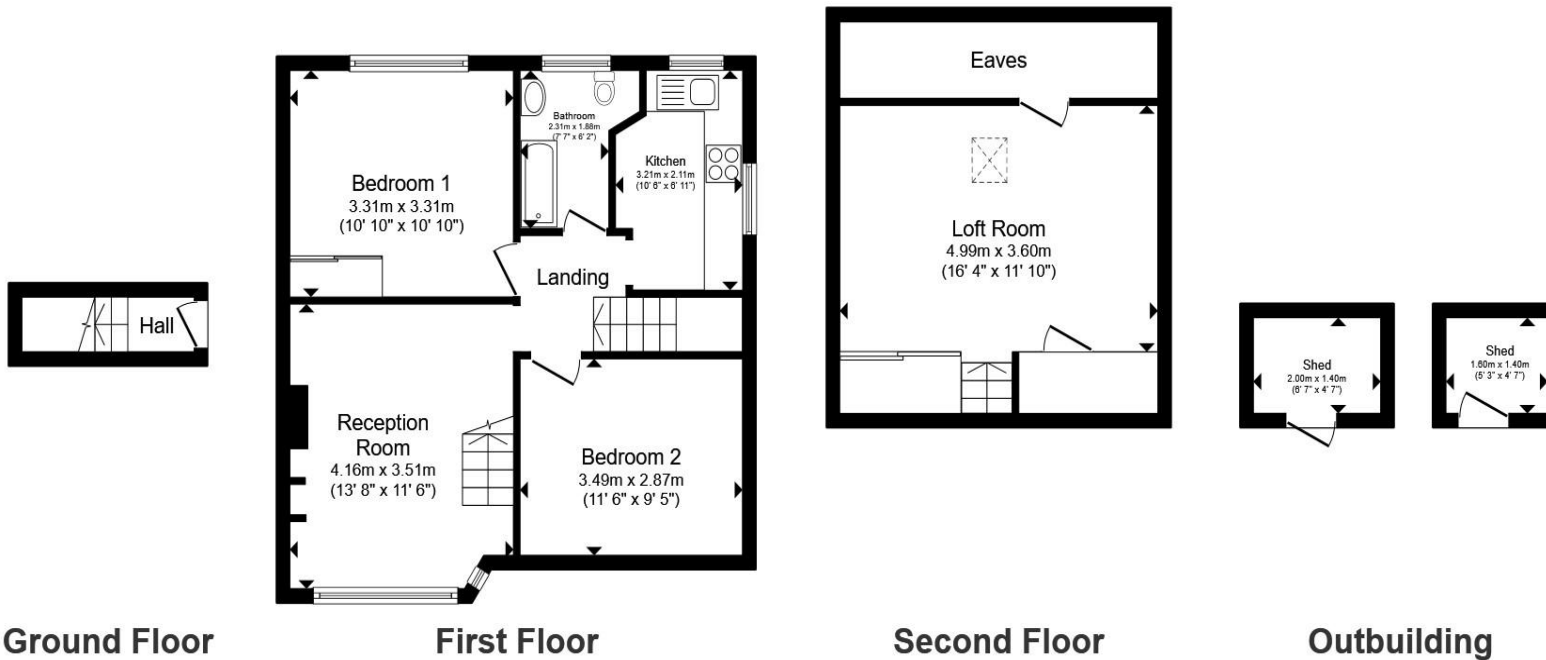
Courtlands Drive, Watford, WD17 4HY

welcome to

Courtlands Drive, Watford

An exceptionally well presented two bedroom first floor maisonette on the highly sought after Courtlands Drive, featuring an elegant bay fronted lounge, a versatile loft room and a generous private garden, all ideally situated close to local shops and excellent transport connections.





Entrance

Reception Room

13' 8" x 11' 6" (4.17m x 3.51m)

Kitchen

10' 6" x 6' 11" (3.20m x 2.11m)

Bedroom 1

10' 10" x 10' 10" (3.30m x 3.30m)

Bathroom

7' 7" x 6' 2" (2.31m x 1.88m)

Bedroom 2

11' 6" x 9' 5" (3.51m x 2.87m)

Loft Room

16' 4" x 11' 10" (4.98m x 3.61m)

Total floor area 81.9 m² (881 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Courtlands Drive, Watford

- Stylish Two-Bedroom First Floor Maisonette
- Share of Freehold Offering Long-Term Security
- Generous Private Garden with Three Storage Sheds
- Bright and Versatile Loft Room- Ideal for Home Office or Additional Space
- Modern Fitted Kitchen & Spacious, Light-Filled Lounge

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 0

Ground Rent: 0 Buildings Insurance Premium: 217

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104910](https://www.brownandmerry.co.uk/Property/WAF104910)



Property Ref:
WAF104910 - 0005

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