





Property Description

A well-presented two-bedroom ground floor maisonette with private front and rear gardens, ideally positioned within a popular residential area in North Watford.

This attractive home benefits from its own private entrance, offering a sense of independence rarely found with similar properties. Internally, the accommodation is both spacious and well arranged, featuring a large, light-filled lounge with patio doors opening directly onto the rear garden – perfect for relaxing or entertaining.

The property boasts a fully fitted kitchen, a modern shower room, and two well-proportioned bedrooms, making it highly versatile for first-time buyers, downsizers, or investors alike.

Externally, the home truly stands out, offering both a front garden and a well-maintained private rear garden, with side access, providing excellent outdoor space for dining, gardening or simply unwinding.

Russell Crescent is well situated for everyday living, with a range of local shops, amenities and schools nearby, while excellent road connections including the M1, M25 and A41 provide easy access for commuters.

This property represents an excellent opportunity to acquire a move-in ready home with private outdoor space in a convenient and well-regarded area.

Early viewing is highly recommended.

Entrance Hall

Front door.

Storage

Lounge

10' 5" x 9' 6" (3.17m x 2.90m)

Kitchen

7' 9" x 8' 8" (2.36m x 2.64m)

Range of wall and base units, cooker point, stainless steels sink with drainer.

Bedroom 1

12' 4" x 9' 1" (3.76m x 2.77m)

Bedroom 2

6' 9" x 9' 8" (2.06m x 2.95m)

Shower Room

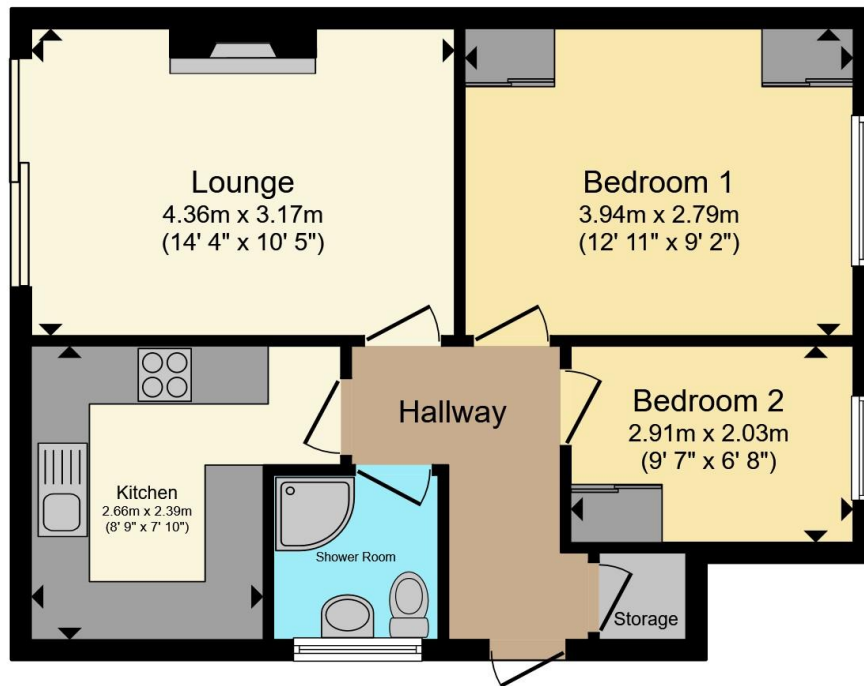
WC, window, wash hand basin, shower cubicle.

Private Rear Garden

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Floor Plan

Total floor area 51.6 m² (555 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

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To view this property please contact Connells on

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1 Cunningham Way Leavesden
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EPC Rating: D

Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103657

This is a Leasehold property with details as follows; Term of Lease 99 years from 04 Sep 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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