



Castles

MAYTREE CRESCENT  
Watford, Hertfordshire, WD24 5NW

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Asking  
Price of  
**£500,000**  
(Freehold)

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Castles are proud to present this charming and spacious THREE bedroom house located in Maytree Crescent which features OFF STREET PARKING for multiple vehicles.



As you enter through the front door, you step into a welcoming entrance hall. Moving through, you find yourself in the expansive living room, a perfect space for relaxing or entertaining guests giving the home a sense of feeling for families. The living room seamlessly leads onto the large kitchen/dining area, benefiting from dual aspect lighting, creating a bright and airy atmosphere. The fashionable kitchen is not only aesthetically pleasing but also highly functional, with ample space for all appliances and a generously sized dining table. The dining area is ideal for family meals or hosting gatherings.

At the back of the garden, you'll find a garage, providing the option for additional vehicle parking or convenient storage space. Accessible via North Western Avenue, the garage enhances the property's practicality and convenience.

## Specifications

- THREE BEDROOM END OF TERRACE HOUSE
- OFF STREET PARKING GARAGE
- MODERN DECORATION
- OPEN PLAN LIVING
- LARGE RECEPTION ROOM
- LEADING THROUGH TO KITCHEN/BREAKFAST AREA
- SIDE AND REAR ACCESS
- GREAT LOCATION



French doors open from the kitchen onto the patio of this family-friendly garden, offering plenty of space for outdoor activities and relaxation.



#### **A little about the corner of the world we call home...**

Road transport is straightforward with the A41, A405 and M25 being within a few miles while trains are easily accessed at Watford North BR station which is on the West Midlands and just a short distance away from the property while Watford Junction offers BR, Underground and Overground connections to pretty much anywhere in the country.

Children and students are well catered for thanks to a wide range of local education establishments including Orchard, Beechfield and Cherry Tree primary schools and Stanborough and Parmiters secondary schools close to hand while Watford Grammar School for Boys is within straightforward commuting distance.

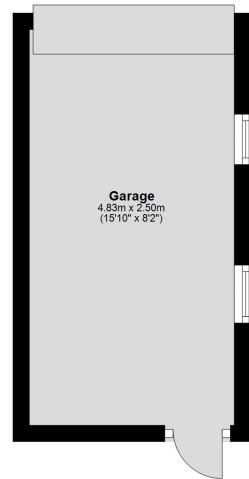
When it comes to getting out and about at the weekends there are plenty of leisure opportunities including nearby open spaces, the Harry Potter Studios and plenty of access to the buzz of café culture, restaurants, banks and independent shopping with similar facilities offered in nearby towns which are easy to get to on local bus services or by road.

**Please Note:**

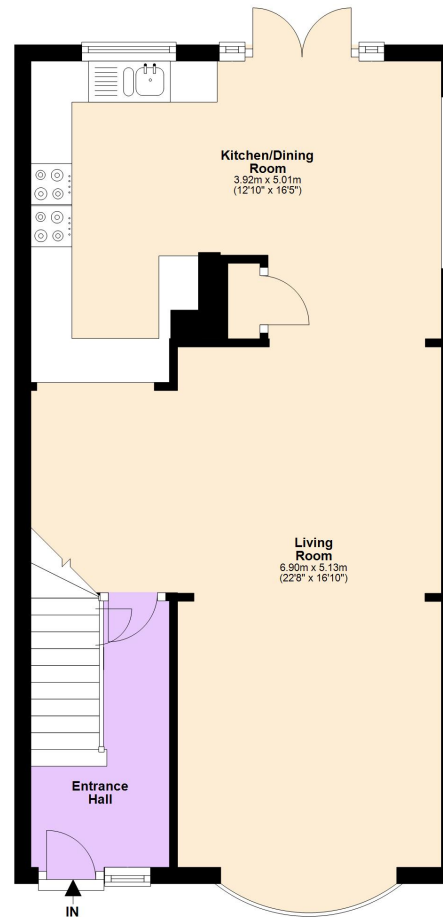
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

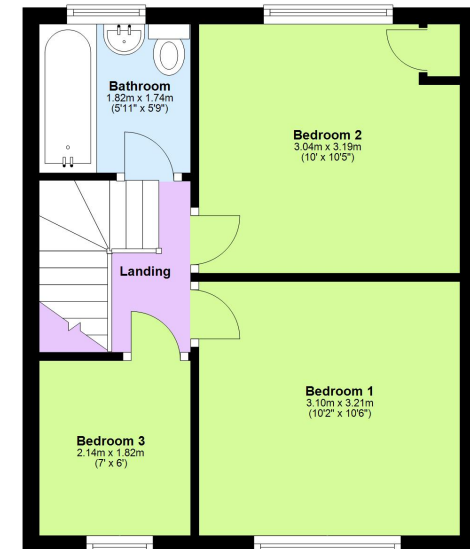
**Outbuilding**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuildings, approx. 12.1 sq. metres (129.9 sq. feet)



**Ground Floor**  
Approx. 49.8 sq. metres (535.5 sq. feet)



**First Floor**  
Approx. 31.9 sq. metres (343.1 sq. feet)



**Main area: Approx. 81.6 sq. metres (878.6 sq. feet)**  
Plus outbuildings, approx. 12.1 sq. metres (129.9 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

Tenure: Freehold  
Council Tax Band: C  
EPC Rating: D

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