



Castles

MAYTHORNE CLOSE  
Watford, Hertfordshire, WD18 7JU



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Offers IEO  
£625,000  
(Freehold)

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Castles are pleased to present this charming 4-bedroom semi-detached home, offering modern comforts and ideally situated in a sought-after area of Watford.



Welcome to this spacious and stylish 4-Bedroom Semi-Detached home, perfect for families seeking both comfort and convenience. Nestled in a highly sought-after area with excellent school catchment and fantastic transport links, this property offers everything you need for modern family living.

Step inside to a Modern Kitchen with contemporary fittings, ideal for home cooks and entertaining guests. The cosy Lounge provides a warm and inviting space to relax, while the well-sized Conservatory extends the living area, perfect for family gatherings or a quiet retreat with garden views.

Upstairs, you'll find a Family Bathroom and Three well-proportioned Bedrooms on the first floor. The Master Bedroom occupies the entire second floor, complete with a private Ensuite, offering a peaceful and private sanctuary.

Outside, the property boasts a Driveway with space for 2-3 cars, making parking easy for both residents and visitors.

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

## Specifications

- FOUR BEDROOM
- SEMI DETACHED
- EN-SUITE
- MODERN KITCHEN
- CUL DE SAC
- CLOSE TO WATFORD UNDERGROUND
- SHORT WALK TO CASSIOBURY PARK
- SHORT DRIVE FROM THE M25





The Spacious Conservatory offers a perfect spot for family time or garden views.



#### **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.

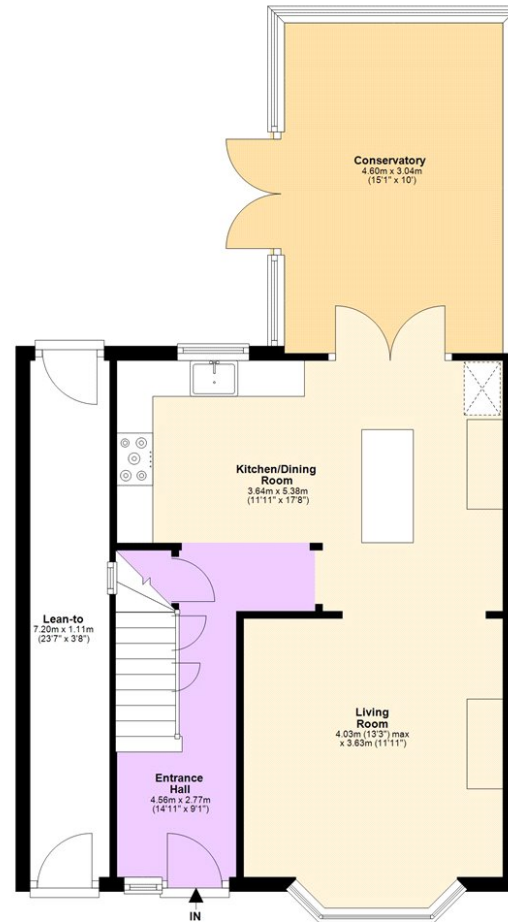
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

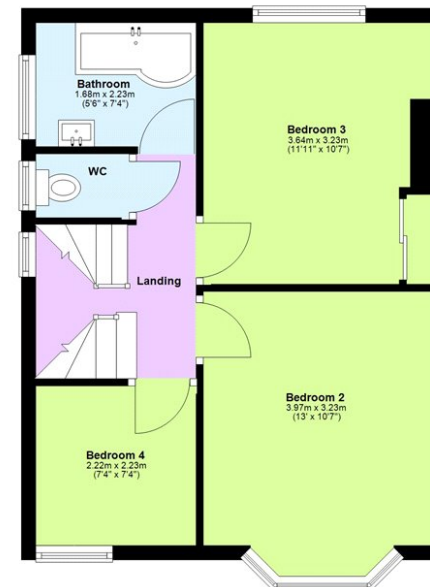
Council Tax Band: D

EPC Rating: D

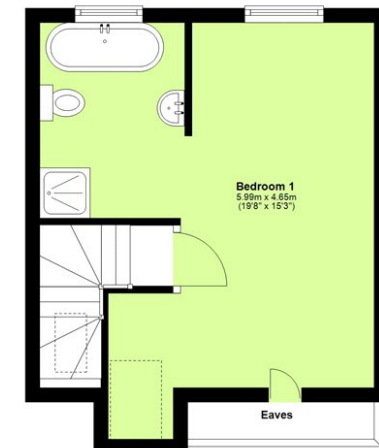
**Ground Floor**  
Approx. 62.2 sq. metres (669.2 sq. feet)



**First Floor**  
Approx. 40.4 sq. metres (435.0 sq. feet)



**Second Floor**  
Approx. 25.0 sq. metres (269.2 sq. feet)



Total area: approx. 127.6 sq. metres (1373.5 sq. feet)

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

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**Boxmoor**

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**Kings Langley**

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