



Trevellance Way, Watford **£280,000**





YOUR MOVE





## Trevellance Way, Watford

**£280,000**

### Property Description

Situated in a desirable location is this well presented two double bedroom first floor maisonette. The property is to be sold on a chain free basis and offers numerous benefits including a separate dining room and its own rear garden. EPC Grade D

### Our View

A RARE OPPORTUNITY NOT TO BE MISSED. Avoid delay and any potential disappointment, call today and get your internal viewing booked.

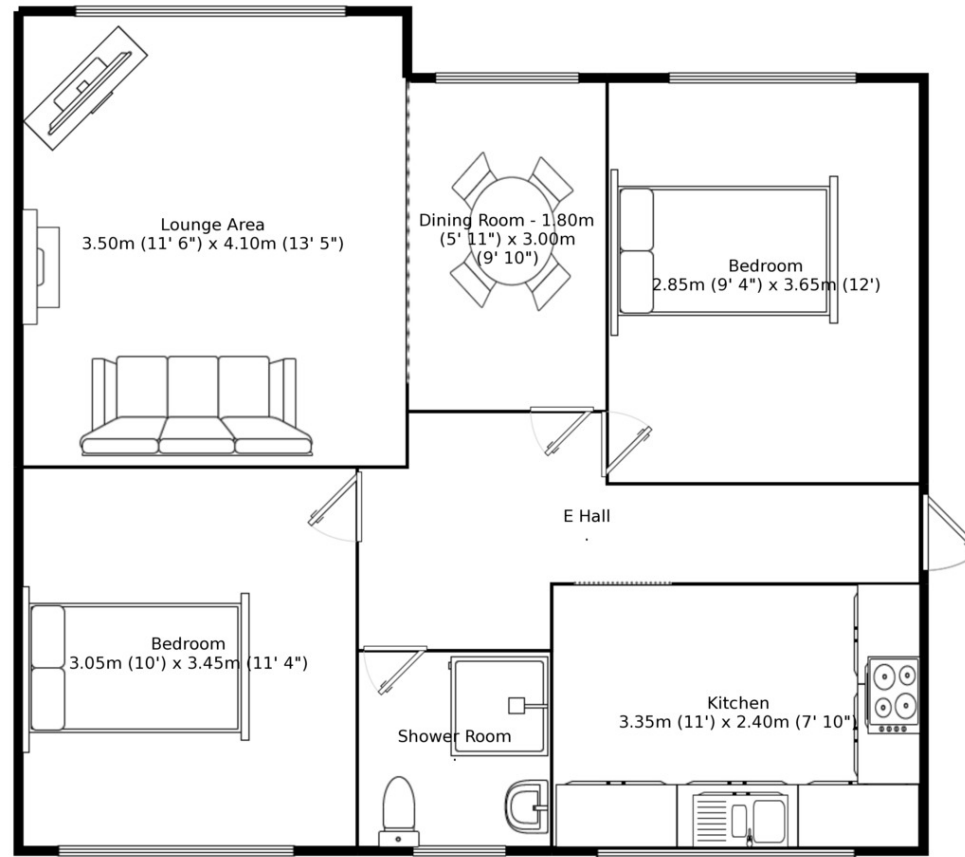
### Location

The property is situated in the Garston area of Watford and is within reach of Junctions 5 and 6 of the M1 and junctions 20 and 21 of the M25 also the A41 passes through the area. Garston has its own railway and bus stations linking Garston to Watford Junction. Garston boasts fantastic schools and a variety of shops, restaurants and pubs. It also has a wealth of leisure facilities including cinema, bowling alley, golf course, good transport links, swimming pool and health complex.



**EPC GRADE D**  
For full EPC please contact the branch

Ground Floor  
Floor Size: 58.7 m<sup>2</sup>, 632.3 ft<sup>2</sup>



Measurements are approximate. Not to scale. For illustrative purposes only.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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