7 Maylands Road, Watford

£400,000

fairfieldestates

7 Maylands Road

Watford

This well presented three-bedroom No-Fines family home is offered with **no upper chain**, providing an excellent opportunity for first-time buyers or those looking to move up the property ladder. The ground floor opens with a welcoming entrance hall leading into a bright and spacious front lounge, which flows effortlessly into the dining area and modern fitted kitchen. The kitchen also benefits from a convenient ground-floor W.C., adding practicality to the layout.

Upstairs, the property offers two generous double bedrooms and a third box room, all served by a well appointed family bathroom accessed from the landing. The home is fully double-glazed and enjoys gas central heating throughout, ensuring comfort all year round.

Outside, the rear garden is a fantastic size, well maintained, and accessed directly from the kitchen. Side access leads to the front of the property, where you'll find a large, neatly kept front garden that enhances the home's kerb appeal.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- THREE BEDROOMS
- FAMILY BATHROOM AND DOWNST
- NO UPPER CHAIN
- NO FINES CONSTRUCTION

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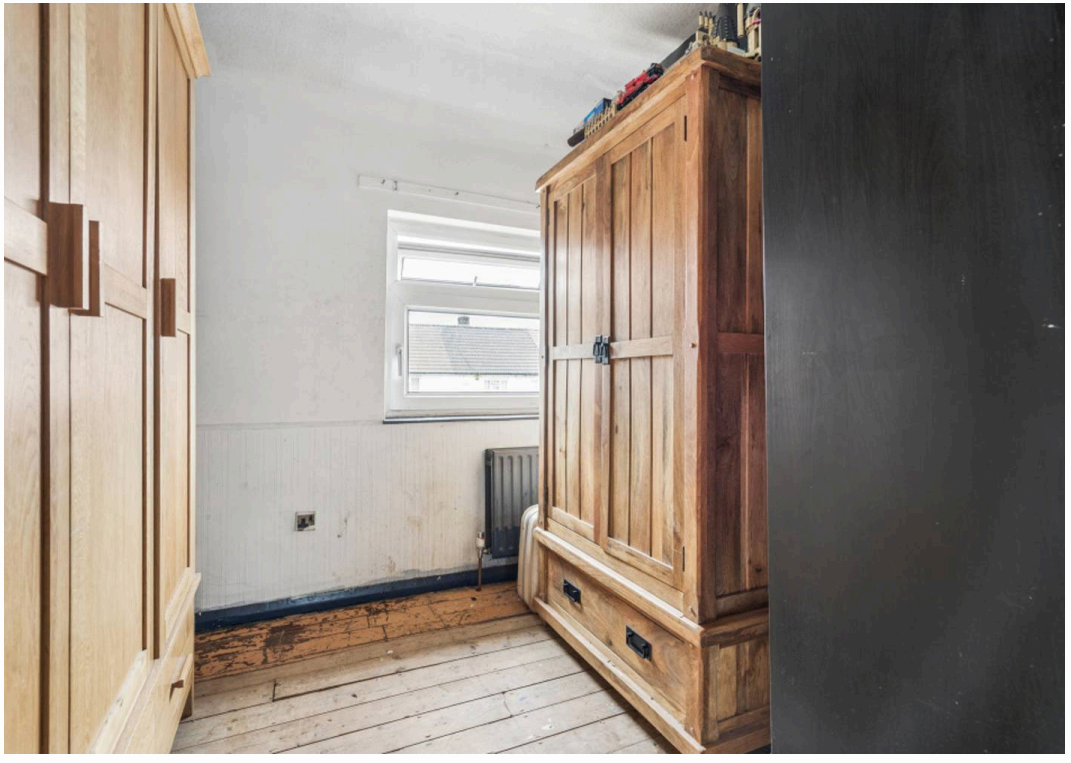

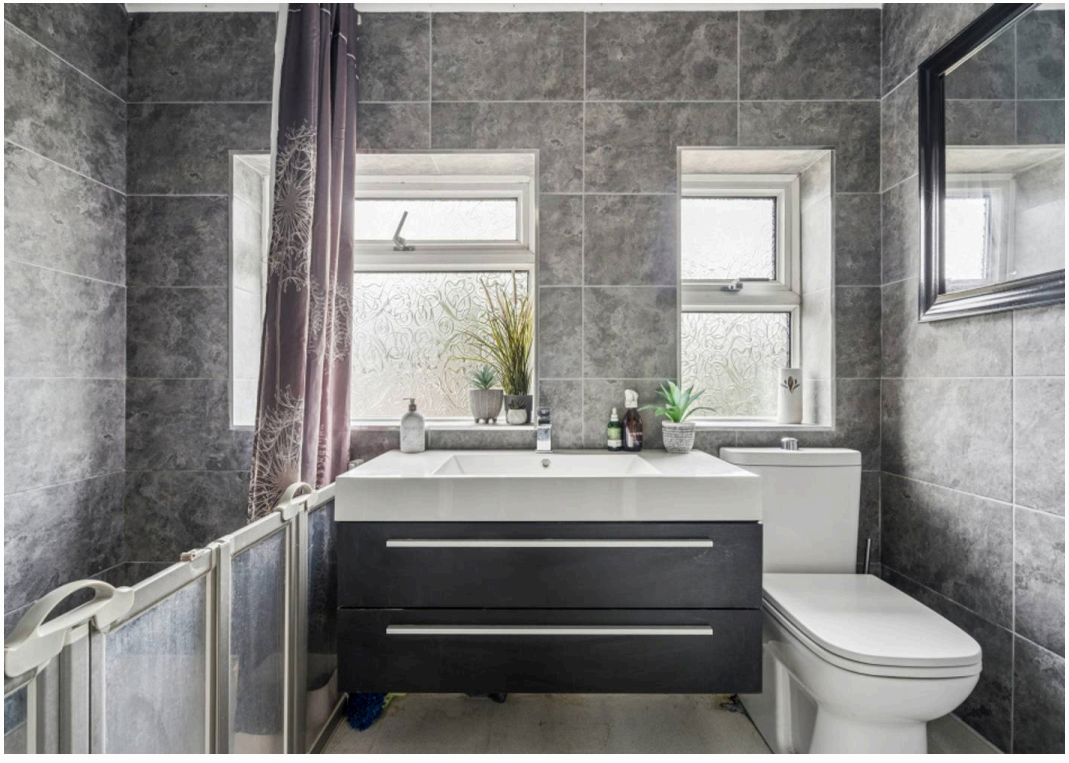

Approximate Gross Internal Area
Ground Floor = 35.6 sq m / 383 sq ft
First Floor = 35.3 sq m / 380 sq ft
Second Floor = 14.5 sq m / 156 sq ft
Total = 85.4 sq m / 919 sq ft

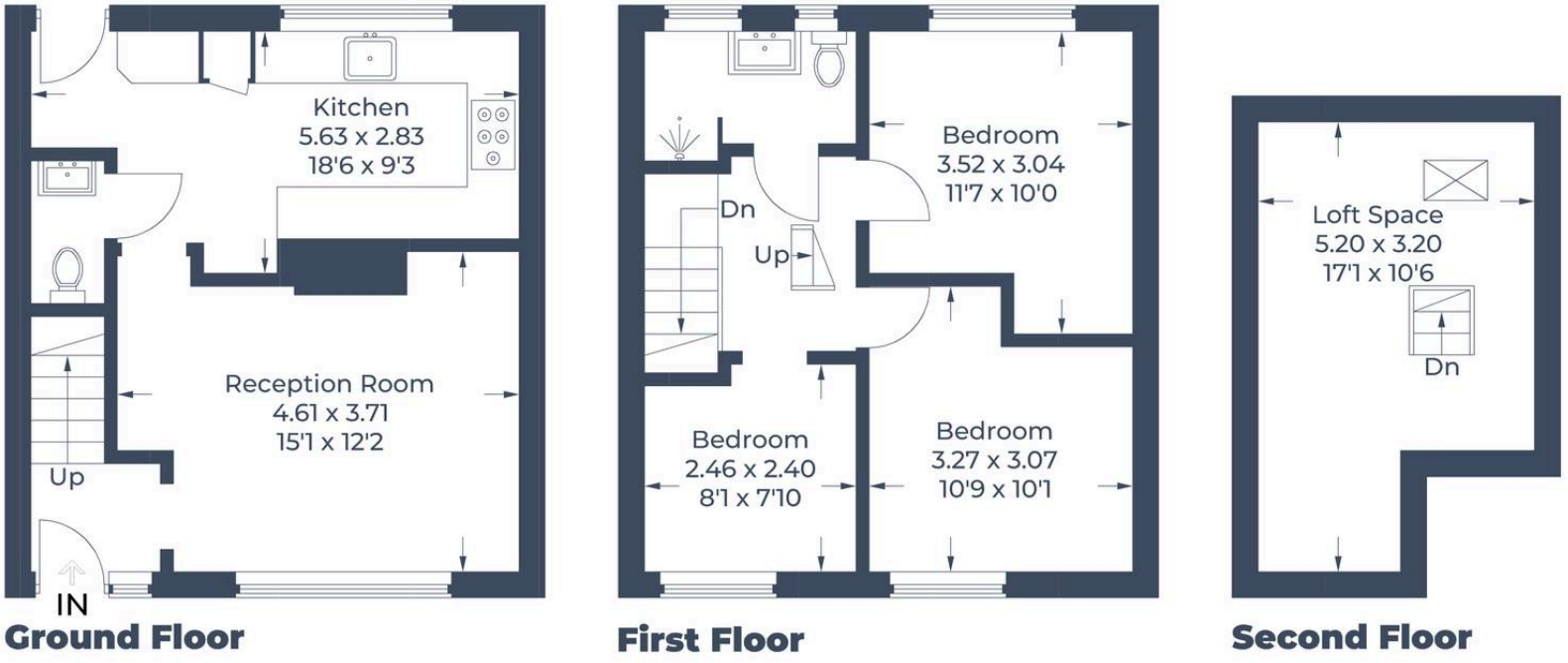

Illustration for identification purposes only,
measurements are approximate, not to scale.
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Fairfield - Oxhey

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We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service