



## High Road Watford, WD25 7EQ £625,000

SET YOUR SIGHTS HIGHER!!! Signature Estates are proud to offer this well presented family home, comprising of spacious accommodation on the ground floor and four bedrooms upstairs. It offers the growing family all that you need to live in harmony together. With an open plan kitchen/diner you can easily converse with your dinner guests or help the children with their homework whilst preparing the evening meal. The ground floor also benefits from having a separate living room, downstairs WC and utility room. Moving upwards you have three double bedrooms, one with an en-suite and a single bedroom perfectly used as a home office.

The property is located in an enviable position, being minutes to local transport links of the M1 and M25, and good bus routes into Watford Town Centre, Hemel, St Albans and surrounding areas. If you are a growing family, fear not, there are plenty of local schools to choose from, primary and secondary.

- Four Bedroom Family Home
- Well Presented Semi-Detached Property
- Beautiful Kitchen/Diner
- Fantastic Transport Links
- Walking Distance To Parmiters
- En Suite To Master
- Separate Utility Room
- Driveway For Three Cars

### **Viewing**

Please contact our Abbots Langley Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.







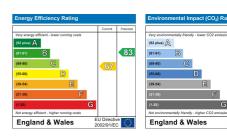


## Floor Plan Area Map



# Leavesden Country Park Horseshoe Ln Watford Swim School Map data ©2024

### **Energy Efficiency Graph**



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.focalagent.com









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.