



262 High Road  
Leavesden, WD25 7EB  
**£500,000**

Welcome to this charming bungalow located on High Road in the picturesque area of Leavesden, Watford. This delightful property boasts 2 reception rooms, 2 cosy bedrooms, and a well-appointed bathroom, perfect for a small family or those looking to downsize.

As you step inside, you'll be greeted by a warm and inviting atmosphere, ideal for relaxing or entertaining guests. The 716 sq ft of living space provides ample room for comfortable living. The property's semi-detached nature offers a sense of privacy and tranquillity.

One of the standout features of this lovely bungalow is its beautiful mature garden, a serene oasis where you can unwind and enjoy the outdoors. Imagine sipping your morning coffee surrounded by lush greenery and colourful blooms. The garden also offers a multi-use garage/ outhouse ideal for storage and with some modernisation, it could be turned into something more suitable for your needs.

The property offers plenty of space in the loft, all currently boarded with access through a drop down ladder. Other properties locally have converted with a dormer adding a further bedroom with an en suite, offering ample scope for further development subject to planning.

Conveniently situated within walking distance to local shops, running errands will be a breeze. For families with children, the proximity to nearby schools is a definite plus, making the morning school run a stress-free experience. Leavesden

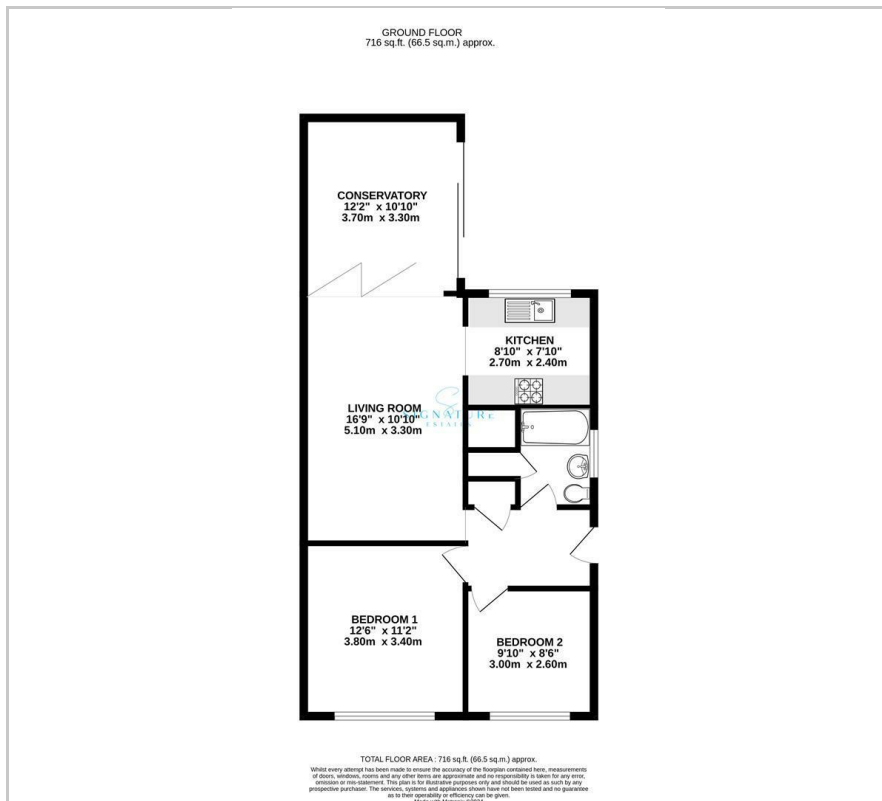
- Two Bedroom Bungalow
- Well Kept Throughout
- Spacious Living Space With Large Conservatory
- Walking Distance To Local Shops
- Schools Within Walking Distance
- Parking For Two Cars On Driveway
- Offered Chain Free
- Garage/Out Building Ideal For Storage

**Viewing**

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



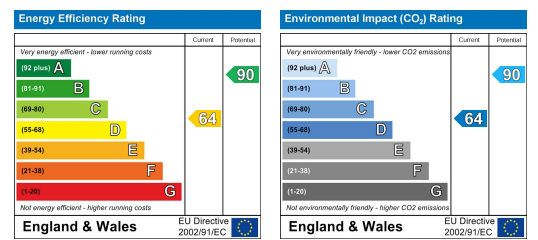
# Floor Plan



# Area Map



# Energy Efficiency Graph



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