



37 Chapel Close

Watford, WD25 7AR

Guide Price £525,000

Available Chain Free – Luxury 3 Bedroom Townhouse in Leavesden / Abbots Langley

A stunning modern townhouse offering over 1,200 sq. ft. of luxury living space, beautifully presented throughout and ready to move straight into.

Key Features

Chain free – move in with ease

Spacious open-plan kitchen and dining area with high-end finishes

Three generous double bedrooms

Bright and elegant lounge perfect for relaxation or entertaining

Immaculate condition throughout

This house is currently a very successful themed 'Air BNB' as its a stones throw from Harry Potter Studios !

Easily returned into a family home

Located in a sought-after area close to local amenities, schools, and excellent transport links, this exceptional home combines style, comfort, and practicality.

Don't miss out – early viewing highly recommended.

Viewing

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

- Available Chain Free 3 Bed Luxury Townhouse In Leavesden/Abbots L.
- Immaculate Décor Throughout
- Superb Open Plan Kitchen Diner
- Downstairs Utility / WC
- 3 Good Sized Double Bedrooms
- Exceptional Lounge
- Off Street Parking in Quiet Close
- Over 1200 Feet Of Luxury Living
- Low Maintenance Garden
- Stunning Condition Throughout



Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

Rating	Score Range	Color	Notes
A	[92 plus]	Green	Very energy efficient - lower running costs
B	[81-91)	Green	
C	[69-80)	Yellow	
D	[55-68)	Yellow	
E	[39-54)	Orange	
F	[21-38)	Orange	
G	[1-20]	Red	Not energy efficient - higher running costs

Current Potential
87
74

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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