



Connells

Burbridge Road
Leavesden Watford



Property Description

A prestigious four bedroom family home. With extensive accommodation and spacious rooms throughout. This house must be seen to be believed. Well placed for several sought after schools such as Alban Wood and Breakespeare, this property is perfect for easy family living. Convenient for the Abbots Wood development with its Co-Op and Country Kitchen restaurant, this residence is ideal. On the ground floor you have a large lounge, a modern kitchen/ diner overlooking the garden, a handy utility room, cloakroom, and off the hall you have a study leading to the sauna room leading to a studio space. On the first floor there are four bedrooms, the master having an ensuite. The family bathroom has both a bath and a shower cubicle. Your viewing is highly recommended!

Entrance Hall

Front door.

Study

4' 2" plus recess x 9' 7" max (1.27m plus recess x 2.92m max)

Radiator, window, tiled walls.

Sauna room

16' 9" max x 17' 3" max (5.11m max x 5.26m max)

Studio

7' 4" max x 9' 7" max (2.24m max x 2.92m max)

Cloakroom

Radiator, wash hand basin, extractor fan, WC, tiled floor, window.

Utility Room

5' 7" x 6' 4" (1.70m x 1.93m)

Tiled floor, radiator, stainless steel sink, window, door to side.

Lounge

10' 8" max x 16' 9" plus bay (3.25m max x 5.11m plus bay)

Bay window, radiator.

Kitchen/ Diner

21' 1" max x 11' 1" max (6.43m max x 3.38m max)

Tiled walls, window, wall and base units, cooker point, stainless steel sink with drainer integrated oven and hob with cooker hood, integrated wine cooler. patio doors to garden.

First Floor Landing

Bedroom 1

11' 1" plus recess x 11' 9" plus wardrobes (3.38m plus recess x 3.58m plus wardrobes)

Radiator, window.

Ensuite

Shower cubicle, WC, tiled walls, wash hand basin, shaver point.

Bedroom 2

10' max x 8' 9" plus recess (3.05m max x 2.67m plus recess)

Window, radiator.

Bedroom 3

10' 1" plus recess x 13' 6" (3.07m plus recess x 4.11m)

Radiator, window.

Bedroom 4

8' 4" x 11' 1" max (2.54m x 3.38m max)

Window, radiator.

Bathroom

Bath, tiled walls, window, shower cubicle, extractor fan, WC, wash hand basin.

Outside Front Garden

Off road parking for two/ three cars.

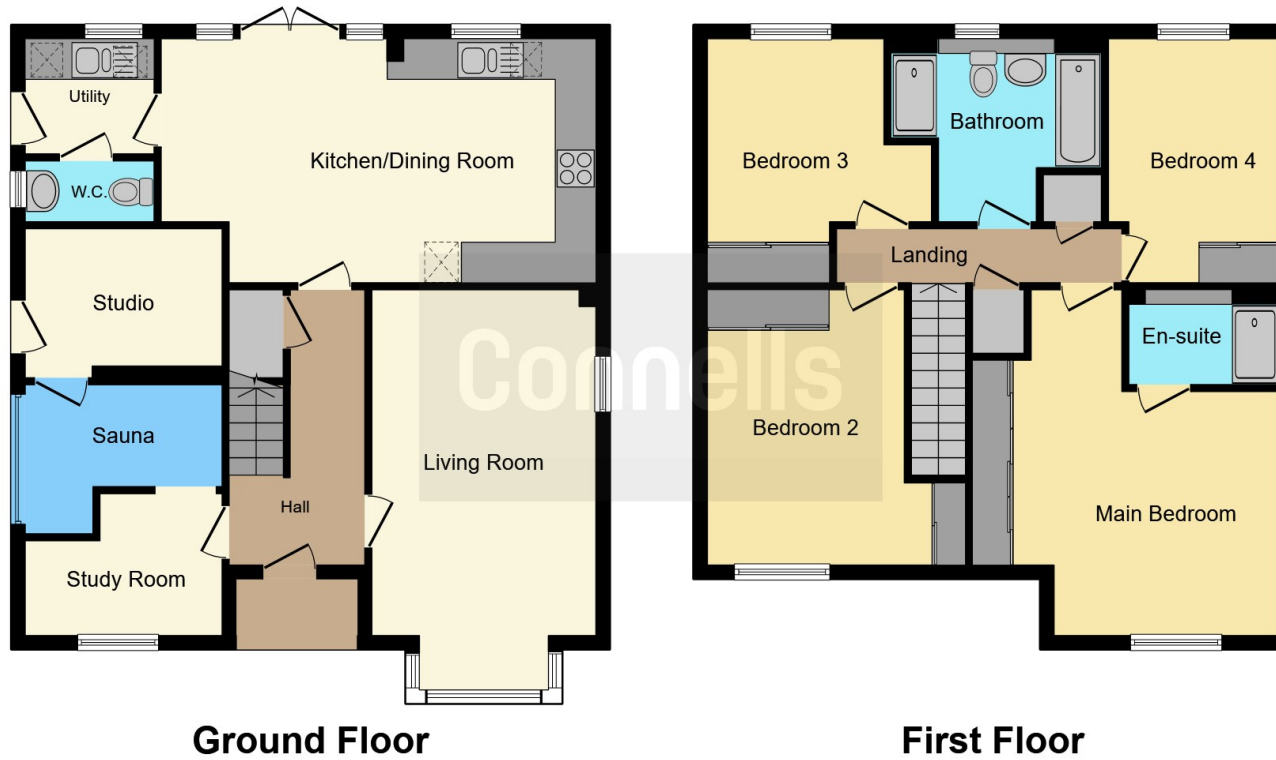
Rear Garden

Lawn area, decking area, side access.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/LEA102684



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