



Connells

Albanwood
WATFORD



Property Description

A superb five bedroom town house located in this quiet cul-de-sac. This freehold linked family home has extended accommodation and a bright and modern finish throughout. With several sought after schools in the locality such as Alban Wood and Parmiters, Leavesden Green and Woodside centre for recreation, Garston train station and local grocery shops Tesco and Asda, this home has everything a growing modern family could need. On the ground floor there is a bright lounge and a modern fitted kitchen/ family room/ conservatory and a downstairs WC. On the first floor you have two double bedrooms and a single bedroom. The master bedroom has an ensuite and a feature walk in dressing room. On the second floor are two double bedrooms and a bathroom. With a garage and off road parking this home is highly recommended for viewing.

Entrance Hall

Front door.

Cloakroom

Wash hand basin with vanity unit, radiator, window.

Lounge

15' 7" max x 12' max (4.75m max x 3.66m max)

Window, radiator.

Family kitchen/ conservatory

21' 4" max x 15' 3" max (6.50m max x 4.65m max)

Kitchen area comprising wall and base units, fitted fridge/ freezer, cooker point and cooker hood, stainless steel sink with drainer, plumbing for dishwasher, two radiators, tiled floor, two windows, skylight, door to rear garden.

First Floor

Bedroom 1

15' 4" x 10' 5" max (4.67m x 3.17m max)

Radiator, two windows.

Dressing Room

3' 9" x 8' (1.14m x 2.44m)

Arch from bedroom, fitted wardrobe, radiator, carpet.

Ensuite

Shower cubicle, heated towel rail, extractor fan, WC, shaver point, tiled walls, basin with vanity unit.

Bedroom 5

9' x 8' 9" (2.74m x 2.67m)

Window, storage, radiator, laminate flooring.

Bedroom 4

Second Floor

Bathroom

Bath with shower unit, tiled wall, radiator, extractor fan, shaver point.

Bedroom 2

12' 11" x 8' (3.94m x 2.44m)

Window, radiator, loft hatch.

Bedroom 3

15' 4" max x 10' 10" (4.67m max x 3.30m)

Radiator, two windows.

Loft Space

Borded.

Outside

Garage

Front Garden

Paved for off road parking.

Rear Garden

Lawn area, decking area.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/LEA102741



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