



**Connells**

Jordan Close  
WATFORD



Jordan Close  
WATFORD WD25 7AF

for sale offers in excess of  
**£700,000**



### Property Description

Connells are delighted to present this extensive property to the market. Featured in very modern decorative order with airy rooms perfect for the growing family. This home is well placed for Kingsway and Leavesden Green schools. Watford North is the closest train station and Nisa and Costcutter are both close by for convenience groceries. On the ground floor is a large lounge opening to the kitchen/ diner. On the first floor are four bedrooms and the family bathroom. On the second floor is the master bedroom. This home has a garage and a handy outbuilding that has two studio rooms.



## Entrance Hall

Front door.

## Lounge

13' 7" max x 21' 9" plus bay ( 4.14m max x 6.63m plus bay )

Two radiators, window, laminate flooring.

## Kitchen

Irregular Shaped Room x ( x )

Two radiators, windows to side & rear, tiled floor, cooker point and cooker hood, stainless steel sink with drainer, door to garden.

## First Floor Landing

## Bedroom 2

11' 1" x 10' ( 3.38m x 3.05m )

Radiator, window, fitted wardrobes.

## Bedroom 3

Irregular Shaped Room x ( x )

Radiator, window.

## Bedroom 4

8' max x 8' 1" max ( 2.44m max x 2.46m max )

Radiator, window.

## Bedroom 5

Irregular Shaped Room x ( x )

Window, radiator.

## Second Floor

## Bedroom 1

Irregular Shaped Room x ( x )

Three skylights, radiator.

## Outside

## Front Garden

Paved for off road parking for three cars.

## Rear Garden

Side access, decking area, lawn, shed,

## Outbuilding

Currently used as a gym.













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

**T 01923 674504**  
**E leavesden@connells.co.uk**

1 Cunningham Way Leavesden  
 Abbots Langley WD25 7NG

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEA102769](https://www.connells.co.uk/Property/LEA102769)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: LEA102769 - 0006