



Connells

Sunderland Grove
Leavesden WATFORD



Property Description

A stunning, spacious and superior detached family home. This prestigious property is placed on a plot with plenty of off road parking and a garage. The accommodation is modern throughout with plenty of space for the growing family to utilize. On the ground floor there are two large reception rooms, a downstairs WC, a dining room, a large fitted kitchen and a handy utility room. There is a large garden to the rear with a lawn and a patio area, perfect for the warmer months alfresco dining. To the first floor are four bedrooms, one with an ensuite and a family bathroom. And lastly on the top floor is the master bedroom and an ensuite. This home is bright and airy and must be seen to be appreciated. Nearby schools in the area include popular Kings Way and Leavesden Green.

Entrance Hall

Front door.

Cloakroom

WC, wash hand basin, tiled walls, window.

Lounge

17' x 11' 11" (5.18m x 3.63m)

Dining Room

12' 9" x 9' 5" (3.89m x 2.87m)

Laminate flooring, door to garden.

Kitchen

11' 9" x 12' 8" (3.58m x 3.86m)

Fitted kitchen comprising wall and base units, cooker point, stainless steel sink with drainer, window.

Utility Room

11' 9" x 12' 8" (3.58m x 3.86m)

Stainless steel sink with drainer.

Reception Room



First Floor Landing

Bedroom 2

Irregular Shaped Room x (x)
Laminate flooring, two radiators, window.

Ensuite

Double shower cubicle, WC, window,
laminate flooring, WC, wash hand basin,
radiator.

Bedroom 3

11' 4" x 9' 8" (3.45m x 2.95m)
Radiator, laminate flooring, window.

Bedroom 4

Laminate flooring, window, radiator.

Bedroom 5

9' 3" max x 9' 1" (2.82m max x 2.77m)
Laminate flooring, window, radiator.

Bathroom

Window, wash hand basin, WC, shower unit,
radiator, tiled walls.

Second Floor

Bedroom 1

15' 1" x 13' 9" (4.60m x 4.19m)
Laminate flooring, two windows, reduced
ceiling height.

Ensuite

Shower cubicle, radiator, wash hand basin.

Outside

Double Garage









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: D

Tenure: Freehold

view this property online connells.co.uk/Property/LEA102671



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