



**Connells**

Abbey Drive  
Abbots Langley





## Property Description

A very well presented two bedroom end of terrace house located in this sought after location. With off road parking, well presented front & rear gardens, a conservatory and well placed for popular Leavesden Green and Alban Wood schools. This modern home is highly recommended for viewing. On the ground floor is the modern kitchen, a convenient downstairs WC, a spacious lounge leading to conservatory. On to the first floor are two bright bedrooms and the family bathroom. AGENTS NOTE\*\*\*The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved\*

### Entrance Hall

Front door.

### Cloakroom

WC, wash hand basin.

### Kitchen

5' 1" x 9' ( 1.55m x 2.74m )

Fitted kitchen comprising wall and base units, cooker point with cooker hood, window, laminate flooring, plumbing for dishwasher, stainless steel sink with drainer.

### Living Room

13' max x 13' max ( 3.96m max x 3.96m max )

Two radiators, door to conservatory.

### Conservatory

10' 3" x 12' 2" ( 3.12m x 3.71m )

Tiled floor, radiators, windows overlooking garden.

## First Floor

### Bedroom 1

11' max x 10' 3" plus wardrobes ( 3.35m max x 3.12m plus wardrobes )

Storage, window, radiator.

### Bedroom 2

7' 9" x 9' 1" ( 2.36m x 2.77m )

Radiator, window.

### Bathroom

Bath with shower attachment over, wash hand basin with vanity unit, WC, tiled walls, window.

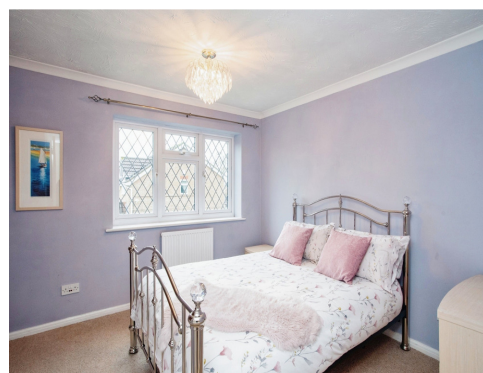
### Outside

#### Front Garden

Side access, off road parking.

#### Rear Garden

Lawn area, patio 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

**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/LEA102800](http://connells.co.uk/Property/LEA102800)**



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