



**Connells**

High Road  
Leavesden Watford

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Leavesden Watford WD25 7AL

for sale offers in excess of  
**£550,000**



### Property Description

An ideal three bedroom family home with garage, off road parking for at least two cars, downstairs WC, spacious accommodation and a summer house overlooking the pond to the rear garden. This home is well placed for popular Leavesden Green and Kingway schools and some local convenience shops. The North Orbital Road A41, M25 and M1 are all close by for easy travel. Watford Junction is the closest train station. The ground floor has the large lounge/ diner, a modern fitted kitchen, downstairs WC and the integral garage. The first floor has three well appointed bedrooms and the family bathroom. Your viewing is highly recommended on this first class residence.

#### Entrance

Front door.

#### Cloakroom

WC, radiator, window, wash hand basin, laminate flooring.

#### Lounge/ diner

25' 9" max x 12' 2" max ( 7.85m max x 3.71m max )

Fitted cupboard, fireplace, two radiators, parquet flooring, sliding doors to rear garden.

#### Kitchen

12' 5" x 7' 1" ( 3.78m x 2.16m )

Cooker point, ceramic sink, tiled walls, laminate flooring, window.

#### Integral Garage



### Bedroom 1

12' 6" x 10' 2" ( 3.81m x 3.10m )  
Hardwood flooring, radiator, window.

### Bedroom 2

11' 8" x 9' 7" ( 3.56m x 2.92m )  
Window, radiator, hardwood flooring.

### Bedroom 3

10' 2" max x 9' 1" max ( 3.10m max x 2.77m max )  
Hardwood flooring, window, radiator.

### Bathroom

Bath with shower attachment, tiled walls, window, WC, wash hand basin, radiator.

### Loft Space

Pull down ladder, partly boarded, power and light.

### Outside

#### Rear Garden

Lawn area, patio area, pond, flower & shrub borders, summer house with power, shed with power.

#### Off Road Parking









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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/LEA102042](http://connells.co.uk/Property/LEA102042)**



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