



Connells

Braham Crescent
Leavesden Watford



Property Description

A superb detached family home located in this sought after development. This prestigious residence boasts numerous features such as the large modern kitchen/ family room overlooking the garden, additional utility room, large front lounge, downstairs WC and downstairs bedroom with ensuite. On the first floor there are four spacious bedrooms, two with ensembles, and the family bathroom. There is ample off road parking and a landscaped rear garden. Local sought after schools include Leavesden Green and Alban Wood.

Entrance Hall

Front door.

Cloakroom

WC, radiator, extractor fan, tiled walls, window.

Lounge

16' 11" plus bay x 10' 11" (5.16m plus bay x 3.33m)

Window, radiator.

Kitchen/ Diner

18' 2" x 2' 9" (5.54m x 0.84m)

Range of wall and floor units, tiled walls, windows, two radiators, stainless steel sink with drainer, plumbing for dishwasher, integrated microwave, cooker point with hood, bi-folding doors, doors to rear garden.



Utility Room

10' 6" x 6' 7" (3.20m x 2.01m)

Tiled walls, radiator, window, door to rear garden.

Bedroom 5

9' 7" x 16' max (2.92m x 4.88m max)

Window, built in wardrobe, radiator.

Ensuite

WC, wash hand basin, shower cubicle, extractor fan, radiator, tiled walls.

First Floor Landing

Bedroom 1

11' 4" plus recess x 14' 6" max (3.45m plus recess x 4.42m max)

Radiator, two windows, built in wardrobes.

Ensuite

WC, tiled walls, radiator, window, wash hand basin, shower cubicle, shaver point, extractor fan.

Bedroom 2

9' 8" max x 15' 3" max (2.95m max x 4.65m max)

Restricted head height, radiator, window, built in wardrobe.

Ensuite

Shower cubicle, extractor fan, shaver point, radiator, wash hand basin, WC.

Bedroom 3

10' 4" x 9' 3" plus recess (3.15m x 2.82m plus recess)

Window, radiator.

Bedroom 4

7' 6" x 12' 6" (2.29m x 3.81m)

Radiator, window.

Bathroom

Bath, WC, wash hand basin, tiled walls, radiator, window, shaver point, extractor fan.

Loft Space

Boarded.

Outside

Rear Garden

Lawn, patio, shed, side access.









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

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EPC Rating: B

Tenure: Freehold

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