



**Connells**

Offord Grove  
Leavesden Watford





### Property Description

\*\*\*GUIDE PRICE £685,000 TO £700,000\*\*\* A superb four bedroom semi detached home. This prestigious residence has been very well looked after by the current owners and features a large kitchen/ family area on the ground floor, a downstairs WC and a converted garage to create the family room. To the first floor there are three double bedrooms plus a single bedroom, the master bedroom features an ensuite, the family bathroom is off the landing. The landscaped rear garden is perfect for al-alfresco dining in the warmer months and the front offers off road parking. Leavesden Green, Tanners Wood and Alban Wood are all popular schools and are all in the locality, The handy Abbotswood development is close by with its grocery store and restaurant.



## Entrance Hall

Front door.

## Cloakroom

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

## Family Room

20' 3" x 9' 4" ( 6.17m x 2.84m )

Door to rear, radiator, window, laminate flooring, previously garage.

## Kitchen/ Lounge/ Dining Area

15' 9" max x 32' 5" max ( 4.80m max x 9.88m max )

Three radiators, tiled flooring, window, plumbing for dishwasher and washing machine, space for fridge/ freezer, cooker point, cooker hood, door to rear.

## First Floor Landing

### Bedroom 1

10' 3" plus wardrobe x 14' 7" max ( 3.12m plus wardrobe x 4.45m max )

Radiator, fitted wardrobes, windows.

### Ensuite

Shower cubicle, tiled walls, wash hand basin, WC, extractor fan, window.

### Bedroom 2

15' 8" max x 10' 5" max ( 4.78m max x 3.17m max )

Window, radiator.

### Bedroom 3

11' 8" max x 9' 8" max ( 3.56m max x 2.95m max )

Radiator, window.

### Bedroom 4

8' 5" x 9' 8" ( 2.57m x 2.95m )

Window, radiator.

## Bathroom

Radiator, tiled walls, WC, bath with shower attachment, wash hand basin, extractor fan.

## Loft Space

Partially boarded, power & light.

## Front Garden

Paved for off road parking for two cars.

## Rear Garden

Artificial lawn and patio area. side access.



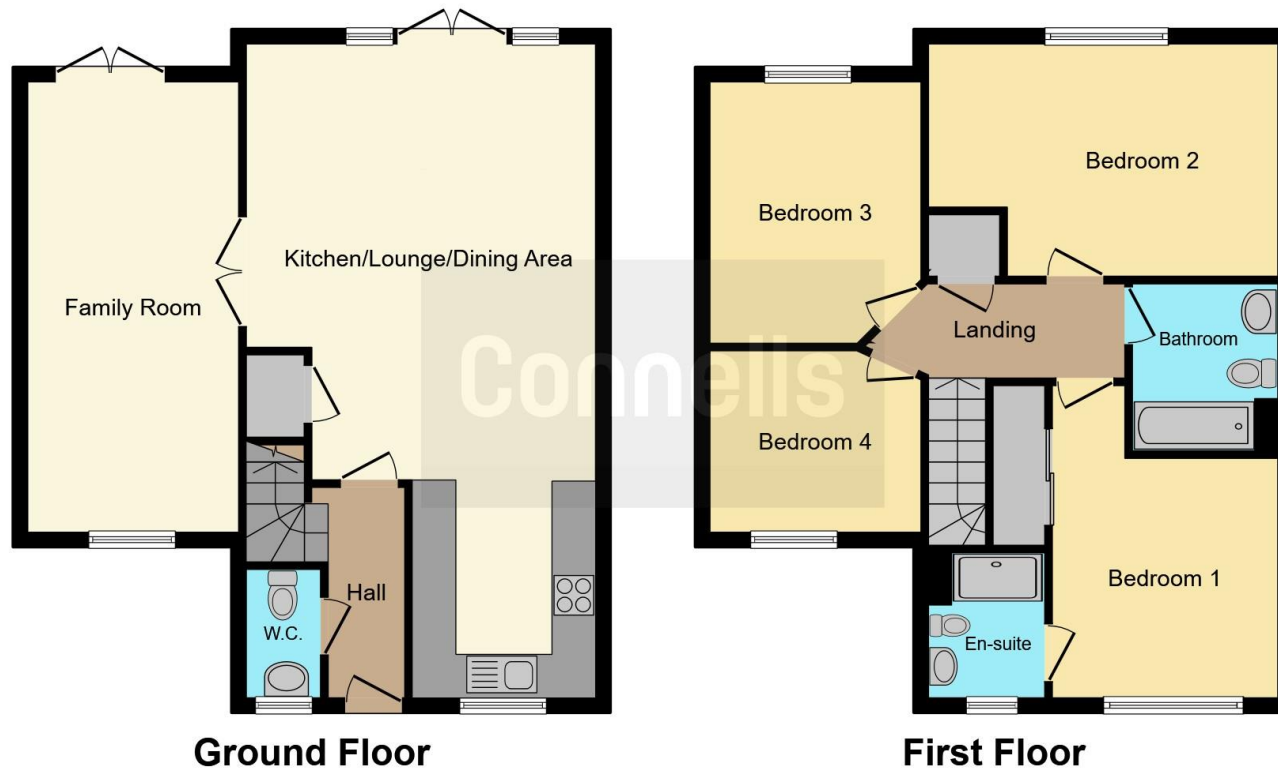












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**EPC Rating: B**

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Tenure: Freehold



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