



**Connells**

Offord Grove  
Leavesden Watford



### Property Description

A superb three bedroom family home located in this sought after development. With bright and spacious accommodation throughout, this prestigious house boasts many features and benefits such as downstairs WC, open plan family room/ dining space/ kitchen area, playroom and garage. As you go to the first floor there are four bedrooms, the master with an ensuite, and a modern family bathroom. The garden is perfect for enjoying the warmer months and the front of the house has off road parking. Well placed for Leavesden Green and Alban Wood schools and also the convenient Abbots Wood development with its CO OP and restaurant. This residence needs to be seen to be appreciated.



## Entrance Hall

Front door.

## Kitchen Area

8' 9" x 9' 6" ( 2.67m x 2.90m )

Range of wall and base units, stainless steel sink with drainer, integrated fridge/ freezer, dishwasher and plumbing for washing machine.

## Downstairs Wc

Window, wash hand basin, WC.

## Lounge Area

23' x 15' 7" ( 7.01m x 4.75m )

Open plan to kitchen area, french doors to garden.

## Dining Area

13' 2" x 9' 7" ( 4.01m x 2.92m )

Converted garage, door to garden.

## Garage

9' 8" x 7' 10" ( 2.95m x 2.39m )

## First Floor Landing

## Bedroom 1

10' 3" x 14' 1" ( 3.12m x 4.29m )

Window.

## Ensuite

Shower, wash hand basin, WC.

## Bedroom 2

15' 8" x 10' 4" ( 4.78m x 3.15m )

Window.

## Bedroom 3

9' 7" x 11' 9" ( 2.92m x 3.58m )

Window, radiator.

## Bedroom 4

9' 7" x 8' 4" ( 2.92m x 2.54m )

Window, radiator.

## Bathroom

Wash hand basin, WC, bath with shower attachment over, extractor over.

## Outside

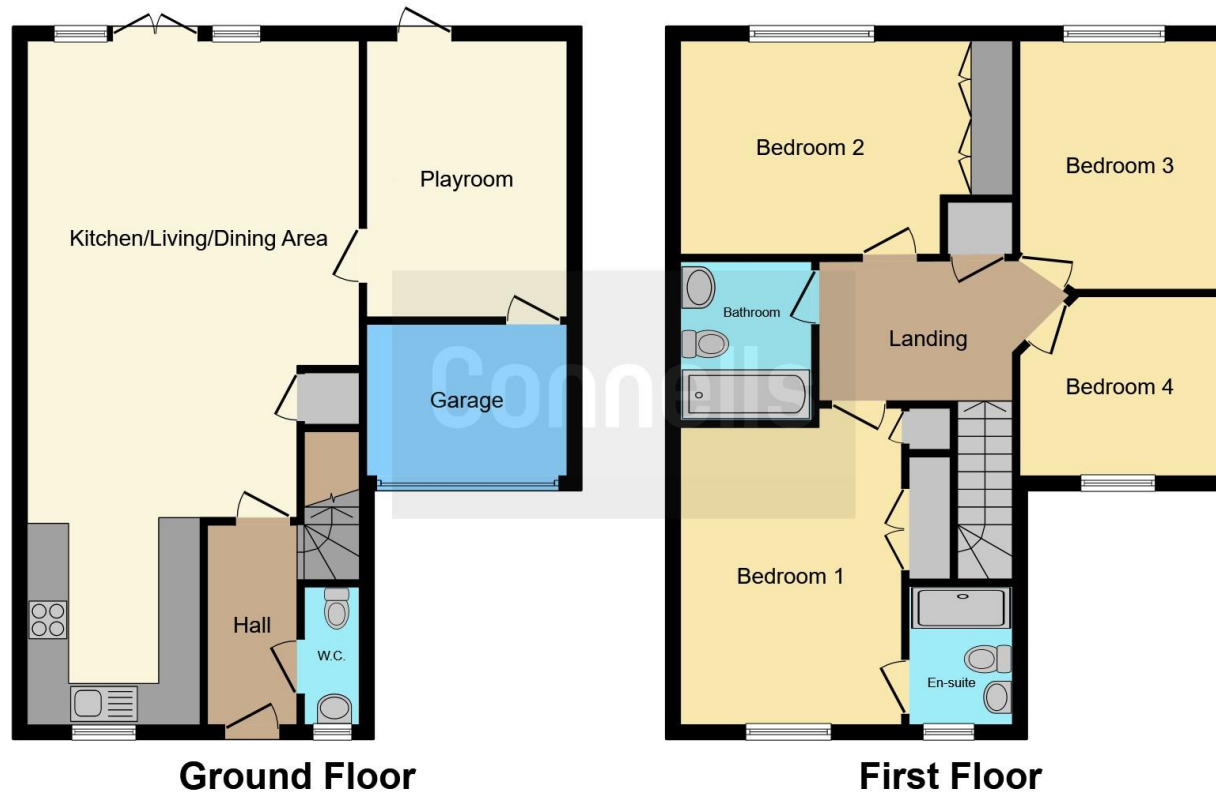
## Rear Garden

Patio area, lawn area.









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To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Freehold

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