



Connells

Deans Close
Abbots Langley



Property Description

A delightful three bedroom semi detached house boasting entrance porch and spacious hallway, two reception rooms, fitted kitchen, handy utility space and downstairs WC, as well as off road parking and a large rear garden. On the first floor are two double bedrooms, a single bedroom and a family bathroom. This superb residence is located in a circular close and is well placed for several sought after schools such as Breakspeare and Tanners Wood. The local SPAR grocery shop is perfect for convenience and the M25 and A41 are close by, great for commuting. Your internal viewing is highly recommended. NB This property is a non standard- construction please ask agent for more details.

Entrance Hall

Front door.

Cloakroom

WC, laminate flooring, wash hand basin, tiled walls.

Lounge

13' 1" max x 10' 8" plus bay (3.99m max x 3.25m plus bay)

Radiator, bay window, laminate flooring.

Dining Room

10' 8" x 9' 1" (3.25m x 2.77m)

Radiator, tiled flooring, sliding door to rear.

Kitchen

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

Range of wall and floor units, cooker point, stainless steel sink with drainer, work surfaces, window.

Utility/ Lean-To

Irregular Shaped Room x (x)

Laminate flooring.

First Floor Landing

Bedroom 1

10' 3" x 13' 8" (3.12m x 4.17m)

Window, radiator.

Bedroom 2

10' 7" max x 10' 4" plus recess (3.23m max x 3.15m plus recess)

Radiator, window, laminate flooring.

Bedroom 3

7' 5" max x 9' 3" max (2.26m max x 2.82m max)

Window, radiator.

Bathroom

Tiled walls, window, WC. radiator, extractor fan, bath with shower attachment over wash hand basin with vanity unit.

Outside

Rear Garden

Lawn area, decking area, feature pond, three sheds, summer house.









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

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: D

Tenure: Freehold

view this property online connells.co.uk/Property/LEA102694



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEA102694 - 0005