



Connells

Burbridge Road
Leavesden Watford

Burbridge Road
Leavesden Watford WD25 7NA

for sale offers in excess of
£600,000



Property Description

A large and prestigious three bedroom semi detached residence located in this modern and sought after development. Featuring a landscaped and expansive rear garden, off road parking and a garage, a downstairs cloakroom, large and bright lounge and modern kitchen/ diner. The first floor has two double bedrooms - one with ensuite- a single bedroom and a family bathroom. Located well for sought after schools Kingsway, Tanners Wood and Alban Wood, Leavesden Country Park and the Abbotswood development which has a convenient CO-OP, GP, chemist and restaurant. Your viewing is highly recommended,



Entrance Hall

Front door.

Lounge

13' 9" x 16' 3" (4.19m x 4.95m)

Two radiators, laminate flooring, window, patio doors.

Kitchen/ Diner

8' 11" x 16' 5" (2.72m x 5.00m)

Fitted kitchen comprising wall and base units, cooker point and cooker hood, space for fridge/ freezer, stainless steel sink with drainer, window, radiator, space for breakfast table.

Wc

Window, wash hand basin, WC, extractor fan, radiator.

First Floor Landing

Bedroom 1

16' 4" x 12' 9" (4.98m x 3.89m)

Radiator, two windows.

Bedroom 2

12' 3" x 10' 3" (3.73m x 3.12m)

Radiator, window.

Ensuite

Extractor fan, WC, tiled walls, shower cubicle, shower cubicle, WC, heated towel rail, wash hand basin,

Bedroom 3

8' 9" max x 13' 1" max (2.67m max x 3.99m max)

Radiator, window.

Bathroom

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

Outside

Rear Garden

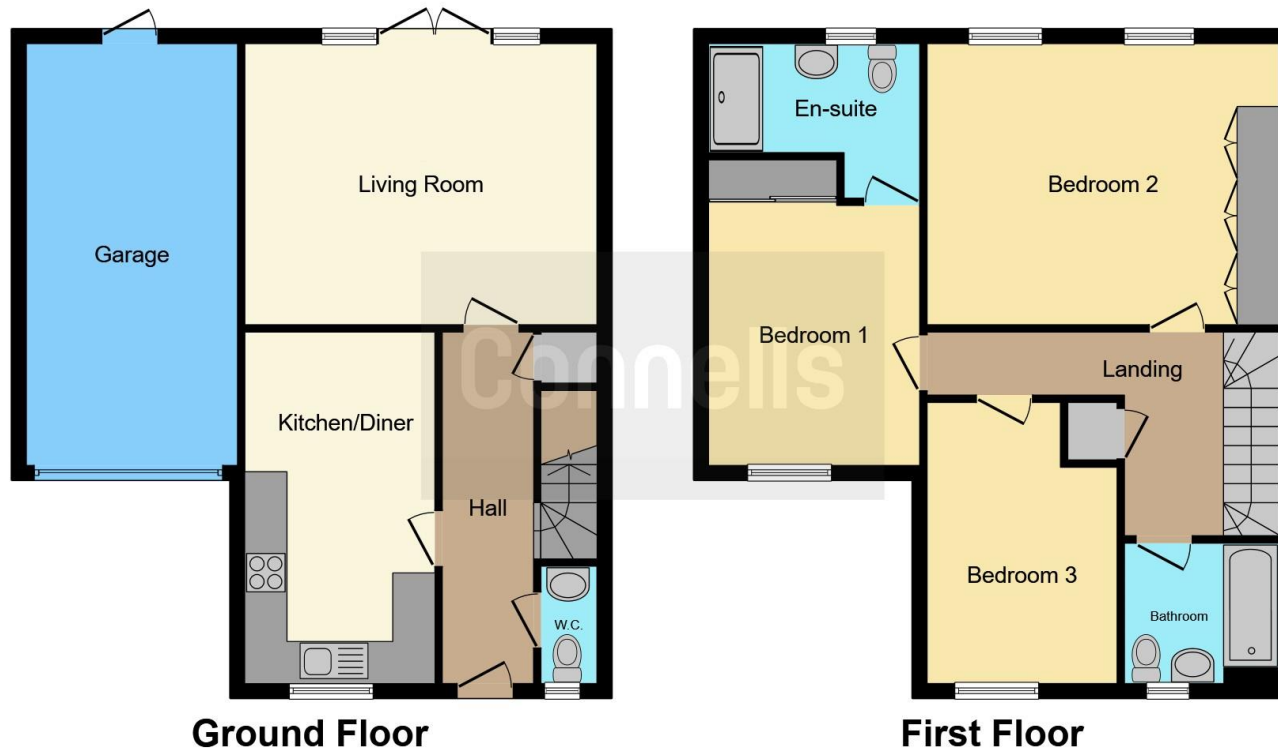
Landscaped lawn area, patio area.

Garage









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/LEA102957



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