



Connells

Cunningham Way
Leavesden WATFORD



Property Description

A superb three bedroom semi detached home located on this prestigious development. This modern and well presented residence boasts a smart entrance hall with cloakroom to the left, the kitchen/ diner to the right, storage to the left and the living room leading to the garden at the rear of the property. There is a large garage and a charming garden with established trees and plants and two sitting areas, perfect for the summer months. A luxury carpet has been recently fitted throughout and the kitchen features bespoke plantation shutters, new work surfaces, sink with feature tap and induction hob. On the first floor there are two double bedrooms and a single bedroom, all with bespoke blinds fitted. The master bedroom has a handy ensuite. The family bathroom is bright and airy and this property has high speed internet ideal for families and working from home. This home is well placed for the local CO-OP, restaurant, local surgery and a chemist and Kings Langley train station is the closes, less than a ten minute drive. Alban Wood, Kingsway and Leavesden Green schools are in the locality. For family recreation you have near-by Leavesden country park.



Entrance Hall

Front door.

Cloakroom

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

Kitchen/ Diner

17' 1" plus bay x 8' 3" max (5.21m plus bay x 2.51m max)

Range of wall and base units, tiled walls, bay window, radiator, sink with drainer, double induction cooker, five ring hob, cooker hood, space for fridge/ freezer and washing machine.

Living Room

12' 4" x 15' (3.76m x 4.57m)

Doors to garden, carpet, radiator.

First Floor Landing

Bedroom 1

10' 1" plus wardrobe x 8' 2" (3.07m plus wardrobe x 2.49m)

Carpet, fitted wardrobe, radiator, window.

Ensuite

Shower cubicle, WC, tiled walls, window, radiator, WC, extractor fan, shaver point.

Bedroom 2

8' 2" x 12' 6" (2.49m x 3.81m)

Radiator, window, carpet.

Bedroom 3

7' 3" x 8' 7" (2.21m x 2.62m)

Carpet, radiator, window.

Bathroom

Bath with shower attachment over, extractor fan, window, shaver point, radiator, WC.

Outside

Garage

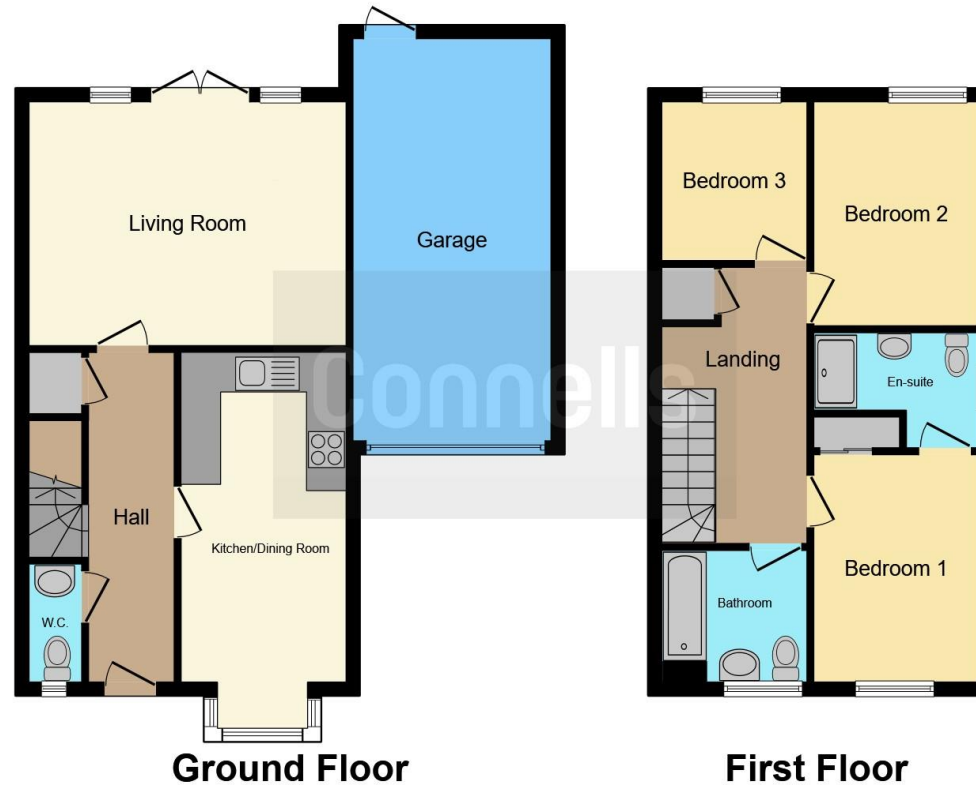
Rear Garden

Lawn area, patio area, two separate spaces for seats.









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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