



**Connells**

Braham Crescent  
Leavesden WATFORD



### Property Description

A stunning two bedroom end of terrace house. With a downstairs WC, modern and well equipped fitted kitchen and large living room/ dining room with doors opening to the garden. On the first floor there are two double bedrooms, an ensuite to master bedroom, and a family bathroom. With off road parking to the rear of the property as an added convenience and Hot water solar heating, Well placed for several sought after schools such as Leavesden Green, Alban Wood and Kingsway. Also in the locality is the Abbotswood development with its Co-op and restaurant. You can pick up the A41 close by, and the M1 & M25.

#### Entrance Hall

Front door.

#### Cloakroom

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

#### Lounge

13' 10" max x 15' 7" max ( 4.22m max x 4.75m max )

Bi-folding doors to rear, two radiators, built in storage.

#### Kitchen

6' 8" x 11' 2" ( 2.03m x 3.40m )

Integrated dishwasher, cooker point with cooker hood, fridge/ freezer, stainless steel sink with drainer, plumed for washing machine, window.



## First Floor Landing

### Bedroom 1

11' 3" max x 8' 1" plus recess ( 3.43m max x 2.46m plus recess )

Radiator, window, fitted wardrobe.

### Ensuite

Extractor fan, tiled walls, shower cubicle, shaver point, wash hand basin, WC, radiator.

### Bedroom 2

8' 1" x 13' 1" max ( 2.46m x 3.99m max )

Carpet, radiator, window.

### Bathroom

Tiled walls, wash hand basin, radiator, bath and shower cubicle, sky light.

### Loft Space

Boarded.

## Outside

### Rear Garden

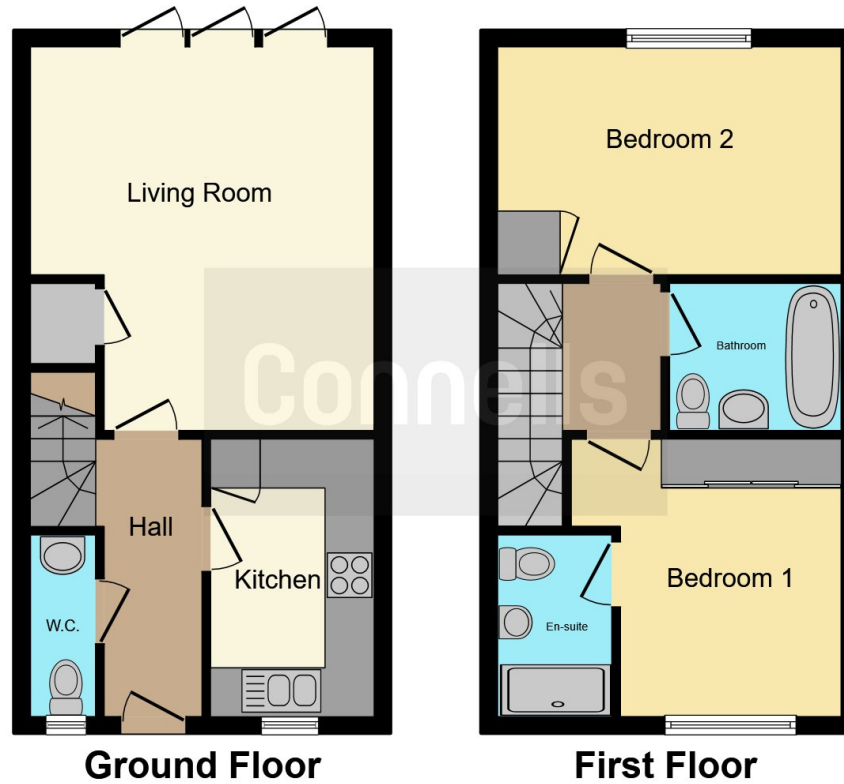
Lawn, patio area, rear access, shed.

## Off Road Parking









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 674504**  
**E [leavesden@connells.co.uk](mailto:leavesden@connells.co.uk)**

1 Cunningham Way Leavesden  
 Abbots Langley WD25 7NG

**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEA102897](http://connells.co.uk/Property/LEA102897)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LEA102897 - 0007