



Connells

High Road
Leavesden WATFORD

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Leavesden WATFORD WD25 7LJ

for sale offers over
£700,000



Property Description

A superb opportunity to purchase a three bedroom plus study detached house located in popular High Road Leavesden. This house has excellent potential and is ideal for someone looking for a project. With expensive accommodation, off road parking, a huge rear garden and fantastic location, this is the perfect chance to acquire a substantial family home. On the ground floor you have a living room, dining area and lounge area, kitchen plus utility room, WC and two large garages/ workshops to the side. On the first floor is the master bedroom with ensuite, balcony and dressing room, another double bedroom, a single bedroom, a study and a family bathroom. This home is well placed for Kingsway and Leavesden Green schools and there is a local convenience store. This area is also great for access to the A41 and the nearest train station is Garston.



Entrance Porch

Entrance Hall

Front door.

Living Room

11' max x 11' 1" max, plus bay (3.35m max x 3.38m max, plus bay)

Bay window to front.

Lounge area

12' 2" max x 17' 6" max (3.71m max x 5.33m max)

Two windows, radiator, sliding doors to garden.

Dining Area

12' max x 11' 8" max (3.66m max x 3.56m max)

Radiator.

Kitchen

8' 1" max x 8' 5" max (2.46m max x 2.57m max)

Stainless steel sink with drainer, door to utility room, door to car-port.

Utility Room

9' 4" x 4' (2.84m x 1.22m)

Reduced head height.

Cloakroom

WC.

First Floor Landing

Bedroom 1

12' 6" max x 17' 7" max (3.81m max x 5.36m max)

Two radiators, skylight, two windows, balcony, reduced ceiling height.

Ensuite

Heated towel rail, shower cubicle, window, vanity unit, skylight, WC, basin.

Dressing Room

11' 7" max x 11' 1" max (3.53m max x 3.38m max)

L shaped, reduced ceiling height, loft hatch.

Bedroom 2

11' 11" max x 11' 1" max (3.63m max x 3.38m max)

Radiator, reduced ceiling height, window.

Study

5' 4" x 5' 11" (1.63m x 1.80m)

Radiator, window.

Bedroom 3

7' x 7' (2.13m x 2.13m)

Reduced ceiling height, radiator, window.

Bathroom

Tiled walls, extractor fan, heated towel rail, WC in vanity unit.









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: D

Tenure: Freehold

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