

Connells

High Road Leavesden WATFORD



## **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 ( 3.71 m max x 5.33 m 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 ( 3.81 m max x 5.36 m 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 ( 3.53 m max x 3.38 m 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.









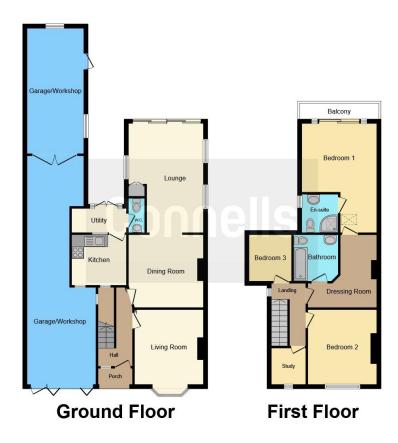








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Tenure: Freehold





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**EPC** Rating: D