

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. 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 (3.81 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.

Outside

Rear Garden

Extensive lawn area, patio area, pond.

Garage

37' 1" max x 9' 2" max (11.30m max x 2.79m max)

Workshop

19' 4" max x 8' 3" max (5.89m max x 2.51m max)

Front Garden

Off road parking.









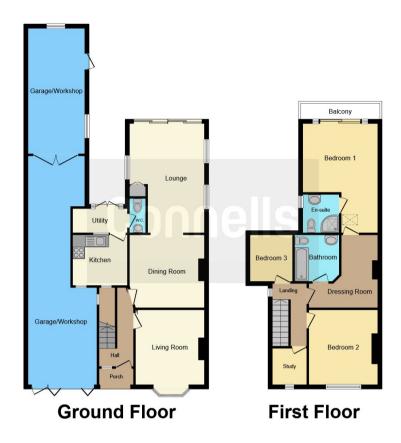








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EPC Rating: D



Tenure: Freehold



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