



Connells

High Road
Leavesden Watford



Property Description

Connells are delighted to bring this substantial detached house to the market that is situated on a popular residential road in Leavesden. The property comprises of four reception rooms, a fitted kitchen, four well-proportioned bedrooms and a family bathroom suite. Benefit includes a downstairs cloakroom, an expansive rear garden, off-street parking for several cars, a garage, the scope for modernisation as well as holding the potential to extend (STPP).

An ideal family home, the property is conveniently located with access to several transport links including Garston Station as well as easy access to the A41, M25 & M1 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools including Kingsway and Leavesden Green schools. There are several local convenience stores within walking distance as well as the vibrant Watford Town Centre being a short drive away providing further eateries, amenities, entertainment and recreational facilities.

Viewing is highly recommended.

For more information or to arrange a viewing, please contact Connells today.

Entrance Porch

Door to front aspect, windows to front and side aspect.

Entrance Hall

Door to front aspect, stairs to first floor landing.

Cloakroom

Wash hand basin, window, tiled walls.

Living Room

11' 6" max x 10' 6" max (3.51m max x 3.20m max)

Bay window to front aspect, fireplace with electric point.

Dining Room

11' 3" max x 12' 5" max (3.43m max x 3.78m max)

Tiled floor, sliding door to garden.

Breakfast Room

11' 5" max x 9' 7" max (3.48m max x 2.92m max)

Radiator, window to side aspect, built in units.

Reception Room

11' 5" max x 18' 4" max (3.48m max x 5.59m max)

Bay window to front aspect, radiator.

Kitchen

8' 5" x 6' 1" (2.57m x 1.85m)

Tiled walls, windows, cooker point, stainless steel sink, range of wall and base units.

First Floor Landing

Stairs from entrance hall, window to rear aspect, airing cupboard.

Bedroom One

11' 6" x 16' (3.51m x 4.88m)

Two radiators, windows to front and rear aspect.

Bedroom Two

11' 6" max x 10' 5" max (3.51m max x 3.17m max)

Radiator, window to rear and side aspect.

Bedroom Three

11' 6" max x 11' 1" max (3.51m max x 3.38m max)

Radiator, window to front aspect.

Bedroom Four

Window to front aspect.

Bathroom

Wash hand basin, window to side aspect, bath with shower attachment, WC.

Outside

Front Garden

Paved for off road parking.

Garage

Up and over door, window to rear and side aspect.

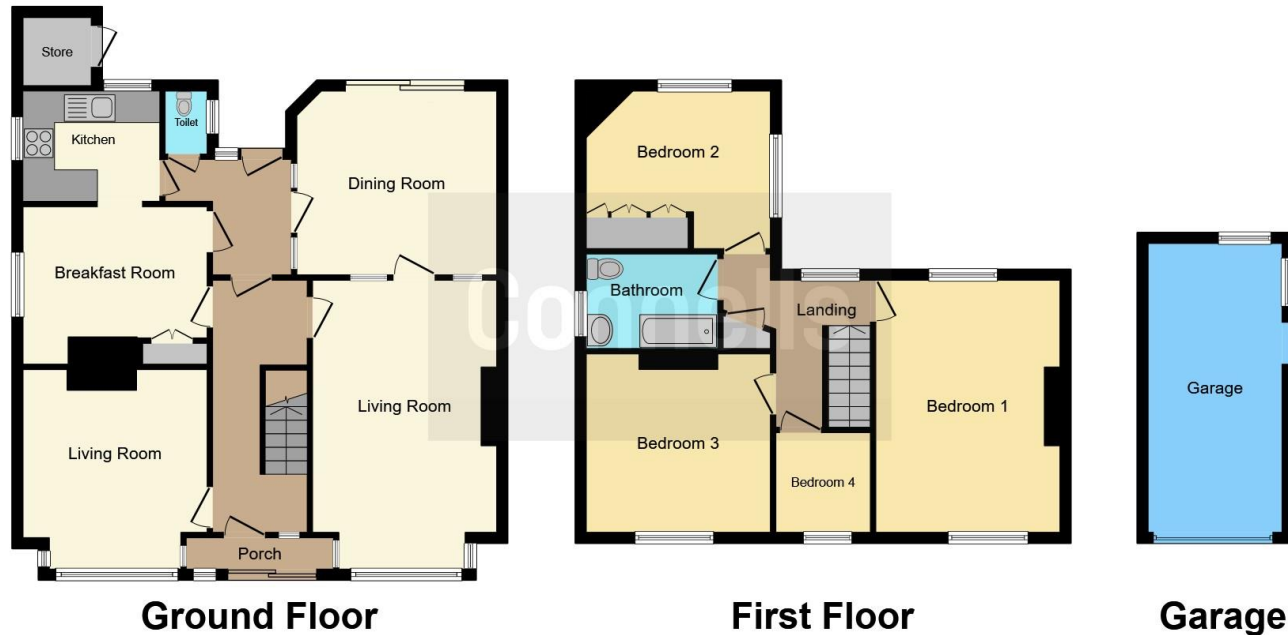
Rear Garden

Lawn area, patio area, garage.









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

To view this property please contact Connells on

T 01923 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
 Abbots Langley WD25 7NG

EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/LEA102046



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEA102046 - 0003