



Connells

Edson Close
Watford



Property Description

A modern and prestigious family home located in this popular cul-de-sac. The extensive accommodation boasts a downstairs WC, large lounge, separate dining room, modern fitted kitchen, bright and airy conservatory and a garage. To the first floor there are four bedrooms, the master with an ensuite, and a family bathroom. The rear garden is perfect for enjoying the warmer months. This sought after residence is located well for popular Leavesden Green and Parmiters schools. There is a useful grocery shop (Nisa Local) very close by and the Abbotswood Park with its restaurant, chemist and surgery are also a short drive away. Leavesden Country Park is perfect for recreation, you also have the North Orbital Road and A41 close by, great for picking up the M1 and M25.



Entrance Hall

Front door.

Cloakroom

Wc, wash hand basin.

Living Room

Bay window to front.

Dining Room

11' 3" x 8' 10" (3.43m x 2.69m)

Doors to garden.

Kitchen

11' 5" x 11' 11" (3.48m x 3.63m)

Fitted kitchen comprising wall and base units, work surfaces, cooker point, stainless steel sink.

Conservatory

10' 7" x 13' 5" (3.23m x 4.09m)

Doors to garden.

First Floor Landing

Bedroom 1

11' 1" x 9' 6" (3.38m x 2.90m)

Window to front, large wardrobes, ensuite shower room.

Ensuite

Shower cubicle, wash hand basin, WC.

Bedroom 2

11' 9" x 9' 2" (3.58m x 2.79m)

Window to rear, large wardrobes.

Bedroom 3

12' 1" x 9' 1" (3.68m x 2.77m)

Window to rear, space for wardrobes/storage.

Bedroom 4

9' 1" x 7' 1" (2.77m x 2.16m)

Window to front, wardrobes.

Bathroom

Bath, wash hand basin, WC.

Outside

Garage

8' 9" x 17' 5" (2.67m x 5.31m)

Door from conservatory.

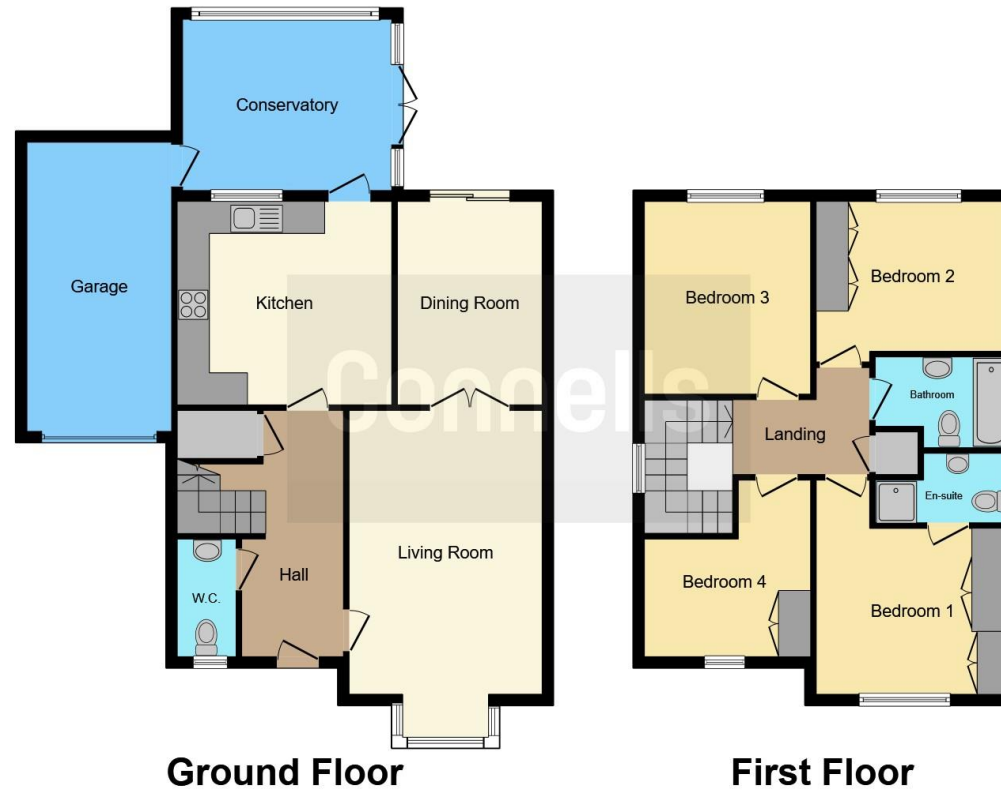
Rear Garden

Mainly laid to lawn.









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: C

Tenure: Freehold

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