



**Connells**

Offord Grove  
Leavesden WATFORD



# Offord Grove Leavesden WATFORD WD25 7NF

for sale offers over  
**£521,000**



## Property Description

Connells are delighted to offer for sale this modern THREE BEDROOM HOUSE located in the sought after residential area of LEAVESDEN with excellent access to major road transport links including the M1 and M25 motorways. The property is in good decorative order and boasts an en-suite to the master bedroom, a good size lounge/diner, fitted kitchen area, a downstairs guest cloakroom, well maintained rear garden and off street parking for two cars.



## Entrance Hall

Front door.

## Cloakroom

Radiator, window.

## Downstairs Wc

## Lounge/ Kitchen

26' 1" max x 15' 3" ( 7.95m max x 4.65m )

Open plan, two radiators, range of wall and base units, stainless steel sink with drainer, cooker point and cooker hood, washing machine, BOSCH dishwasher, storage, doors to rear patio.

## First Floor Landing

Access to boarded loft with ladder.

## Bedroom 1

10' 3" max x 12' 10" max ( 3.12m max x 3.91m max )

Radiator, window.

## Ensuite

Shower cubicle, extractor fan, window, WC.

## Bedroom 2

10' 4" x 8' 11" ( 3.15m x 2.72m )

Radiator, window.

## Bedroom 3

10' 4" x 4' 3" plus wardrobe ( 3.15m x 1.30m plus wardrobe )

Radiator, window.

## Bathroom

Bath, shaver point, extractor fan, WC, wash hand basin, radiator, window.

## Outside

## Rear Garden

Patio area, lawn area.

## Front Garden

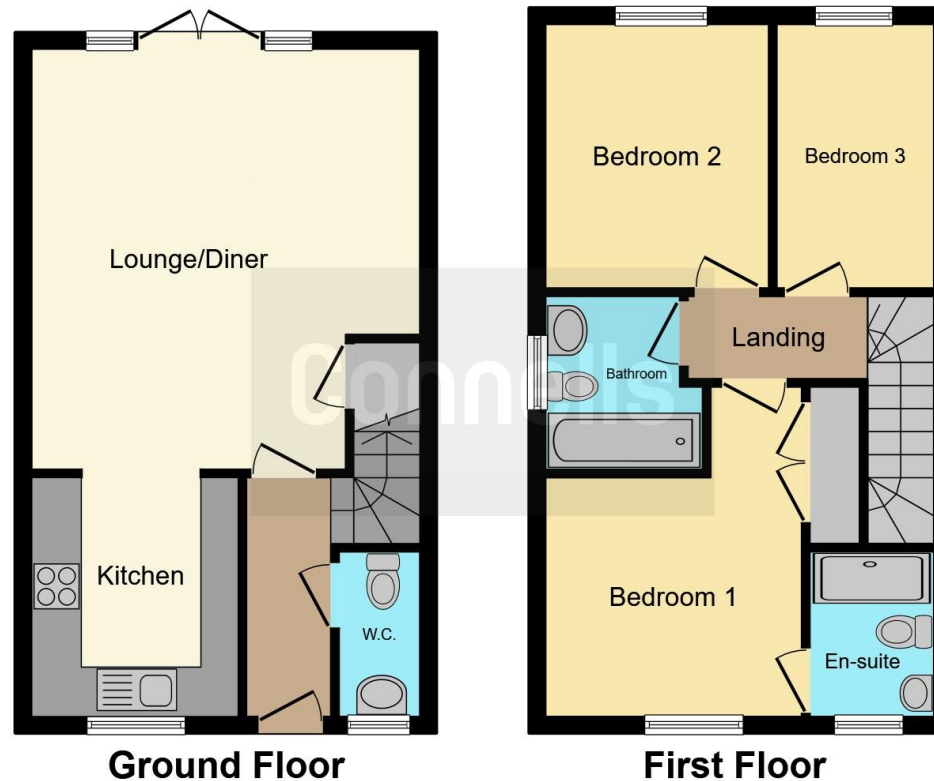
Off road parking.











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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: A**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEA103040](http://connells.co.uk/Property/LEA103040)**



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