



**Connells**

High Road  
Leavesden Watford





### Property Description

Spacious Detached Family Home on High Road, Leavesden, WD25, Situated in the sought-after area of High Road, this impressive detached family home offers an ideal blend of comfort, space, and convenience. Perfectly positioned for families, it is within easy reach of renowned schools including Alban Wood, Kingsway, Leavesden Green JMI, and Parmiter's. Everyday essentials are just moments away with Nisa and Costcutter convenience stores nearby. Excellent transport links via the A41 and North Orbital make commuting a breeze, this versatile home boasts spacious and flexible accommodation, perfect for modern family living. The ground floor features two generous reception rooms, a bright conservatory, a well-appointed kitchen, a practical lobby room, and a convenient cloakroom. Additionally, a versatile workshop runs along the side of the house, offering potential for a variety of uses. Upstairs, the property offers four well-sized bedrooms, including a master suite with a dedicated dressing area. A separate study provides an ideal space for home working or studying, while a stylish family bathroom completes the upper floor. Externally, the property benefits from ample road parking and a substantial rear garden, perfect for outdoor entertaining or family activities.

This exceptional family home truly offers everything needed for comfortable and flexible living. Viewing is highly recommended to fully appreciate all that this property has to offer.

## Entrance Porch

Front door.

## Entrance Hall

Front door.

## Lounge

25' 9" max x 13' 1" max ( 7.85m max x 3.99m max )

Bay window, two radiators, fireplace.

## Cloakroom

Radiator, WC, wash hand basin, window.

## Lobby

## Dining Area

16' x 8' ( 4.88m x 2.44m )

## Kitchen Area

16' 1" x 8' 2" ( 4.90m x 2.49m )

Cooker point, double oven, cooker hood, radiator, stainless steel sink, window.

## Conservatory

16' 2" x 12' 10" ( 4.93m x 3.91m )

Patio doors.

## First Floor Landing

## Bedroom 1

14' 5" into bay x 11' 11" ( 4.39m into bay x 3.63m )

Bay window, radiator.

## Bedroom 2

11' 1" x 11' ( 3.38m x 3.35m )

Window, radiator.

## Bedroom 3

20' x 16' 2" ( 6.10m x 4.93m )

Leading to bedroom four, two windows, two radiators.

## Dressing Room

Off bedroom three, window, radiator.

## Bedroom 4

8' x 5' 5" ( 2.44m x 1.65m )

## Bathroom

Bath, shower cubicle, WC, wash hand basin.

## Loft Space

Boarded, pull down ladder.

## Outside

## Front Garden

Off road parking, side access.

## Rear Garden

Lawn, patio.

## Workshop













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: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/LEA103136](http://connells.co.uk/Property/LEA103136)



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