





Property Description

A prestigious and extensive five bedroom semi-detached home located in this popular but quiet residential location in the Kingswood development. This home offers flexible and spacious accommodation and has a second floor with master bedroom and ensuite, four bedrooms on the first floor and a downstairs WC, utility room, kitchen area, living space, dining space and on the ground floor. The converted garage has been tastefully transformed to provide a garden office plus two more storage spaces. Well placed for Stanborough primary and secondary schools plus Leavesden Green JMI and the North Orbital Road perfect for M25 & M1 connections, your viewing is highly recommended.

Entrance Porch

Front door.

Entrance Hall

Front door.

Cloakroom

WC, window, extractor fan, basin in vanity unit.

Lounge Area

10' 4" max x 21' plus recess (3.15m max x 6.40m plus recess)

Two radiators, open plan area, window to

front.

Dining Area/ Kitchen Area

19' 2" max x 15' 8" max (5.84m max x 4.78m max)

Open plan area, range of wall and base units, radiator, integrated dishwasher, double oven and hob, cooker hood, window, bi-folding doors to garden.

Utility Room

5' 11" x 3' 1" (1.80m x 0.94m)

Leading to further space with door to side, basin.

First Floor Landing

Bedroom 2

10' max x 10' plus bay (3.05m max x 3.05m plus bay)

Bay window to front, radiator.

Bedroom 3

7' 1" max x 10' 9" max (2.16m max x 3.28m max)

Fitted wardrobes, radiator, window.

Bedroom 4

10' 10" max x 8' 2" plus wardrobes (3.30m max x 2.49m plus wardrobes)

Fitted wardrobes, radiator, window.

Bedroom 5

6' 5" x 6' 10" (1.96m x 2.08m)

Radiator, window.

Power & light.

Bathroom

Radiator, WC, extractor fan, basin with vanity unit, window, bath with shower attachment.

Second Floor

Master Bedroom

10' 7" max x 15' 9" max (3.23m max x 4.80m max)

Reduced ceiling height, skylight, radiator, window, built in wardrobes.

Ensuite

Shower cubicle, shaver point, radiator, WC, extractor fan, basin in vanity unit, window.

Outside

Front Garden

Off road parking for two cars.

Rear Garden

Artificial lawn, decking.

Converted Garage

15' 7" x 7' 7" (4.75m x 2.31m)

Used as home office, power & light, air conditioning.

Storage Area

7' 7" x 6' 3" (2.31m x 1.91m)









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: D Council Tax
 Band: E

Tenure: Freehold

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Property Ref: LEA103152 - 0008