



Connells

Royce Grove
Leavesden Watford



Property Description

A superb detached house located in this popular modern development in Leavesden. This family home is spread over three floors and boasts extensive accommodation, perfect for the growing family. With off road parking and a garage, a downstairs WC, fitted kitchen, living room plus conservatory overlooking the garden. To the first floor there are three bedrooms, one with an ensuite, and a family bathroom. In the loft room are two bedrooms and a shower room. This prestigious residence is bright and airy throughout. The patio in the garden provides perfect al fresco dining space for the warmer months. Close by are Leavesden Green, and Kingsway schools. The Abbots Wood development is perfect for local groceries and its restaurant. The M1 and M25 are easy to pick up, perfect for commuting.

Entrance Hall

Front door.

Lounge

16' 5" max x 12' 9" max (5.00m max x 3.89m max)

Two radiators.

Dining Room

11' 3" plus bay x 9' 6" max (3.43m plus bay x 2.90m max)

Radiator, bay window.

Kitchen

19' 5" max x 8' 11" max (5.92m max x 2.72m max)

Fitted kitchen comprising range of wall and base units, bay window to front, window to side, radiator, stainless steel sink, cooker point with gas hob and double oven, microwave, extractor fan,

Utility Room

5' 7" x 6' 4" (1.70m x 1.93m)

Door to garden, sink with drainer, boiler.

Cloakroom

WC, wash hand basin, radiator, window.

Conservatory

12' 8" x 9' 1" (3.86m x 2.77m)

Patio door.

First Floor Landing

Bedroom 1

11' 3" into wardrobes x 16' 9" into dressing area (3.43m into wardrobes x 5.11m into dressing area)

Fitted wardrobe, dressing area, radiator, built in wardrobe.

Ensuite

Radiator, WC, wash hand basin, bath with shower attachment, bidet, window.

Bedroom 4

18' 1" max x 10' 3" plus wardrobes (5.51m max x 3.12m plus wardrobes)

Carpet, built in wardrobes, windows, radiator.

Bedroom 5

18' max x 9' 1" max (5.49m max x 2.77m max)

Radiator, built in wardrobes, windows.

Bathroom

Bath, WC, wash hand basin in vanity unit, window, tiled walls, radiator.

Second Floor

Bedroom 2

9' 9" x 12' 1" max, into wardrobes (2.97m x 3.68m max, into wardrobes)

Built in wardrobes, radiator, window.

Bedroom 3

8' 7" x 9' 6" (2.62m x 2.90m)

Window, radiator.

Shower room

Shower, WC, wash hand basin, radiator.

Outside

Front Garden

Rear Garden

Garage

Double - length.









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 Council Tax
 Band: G

Tenure: Freehold

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Property Ref: LEA103201 - 0006