



Connells

High Road  
Leavesden Watford



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Leavesden Watford WD25 7DU

for sale offers in excess of  
**£550,000**



### Property Description

A smart and spacious five bedroom extended home. This unique property is modern throughout and has extensive accommodation, perfect for larger families. Reception room, WC and modern fitted kitchen with dining/breakfast bar style table all on ground floor, on the second floor are four bedrooms plus a bathroom and a 5th bedroom on the second floor. There is a feature summerhouse in the large rear garden. Located with good proximity to Leavesden Green JMI school, Kings Way Albans Wood Primary schools and Parmiters School. Close by you have Leavesden Country Park for leisure and Abbotswood development for groceries, restaurant and doctors surgery.

Planning permission granted for single story and loft extension ask agent for more details.



## Entrance Porch

Front door.

## Entrance Hall

Front door.

## Lounge/ reception room 1

12' 8" max x 12' 6" plus bay ( 3.86m max x 3.81m plus bay )

Underfloor heating, bay window.

## Kitchen

18' 11" max x 10' 3" max ( 5.77m max x 3.12m max )

Under floor heating, sink with drainer, integrated fridge/ freezer, cooker point with double oven, induction hob, cooker hood, sink with drainer, two windows, patio door.

## Wc

WC, basin.

## First Floor Landing

### Bedroom 1

12' 6" max x 11' 4" plus recess ( 3.81m max x 3.45m plus recess )

Radiator, window.

### Bedroom 2

7' 8" max x 8' 6" max ( 2.34m max x 2.59m max )

Radiator, window.

### Bedroom 3

10' 8" max x 3' 1" plus recess ( 3.25m max x 0.94m plus recess )

Window.

### Bedroom 4

11' 4" max x 11' 4" max ( 3.45m max x 3.45m max )

L shaped, radiator, window.

## Bathroom

Bath, shower unit, WC, heated towel rail, under floor heating, window.

## Second Floor

### Bedroom 5

18' 4" max x 12' 5" ( 5.59m max x 3.78m )

radiator, skylight window.

## Outside

### Front Garden

Side access, lawn.

### Rear Garden

Patio area, lawn area.

### Summerhouse

9' 2" max x 12' 6" max ( 2.79m max x 3.81m max )

Power & light.

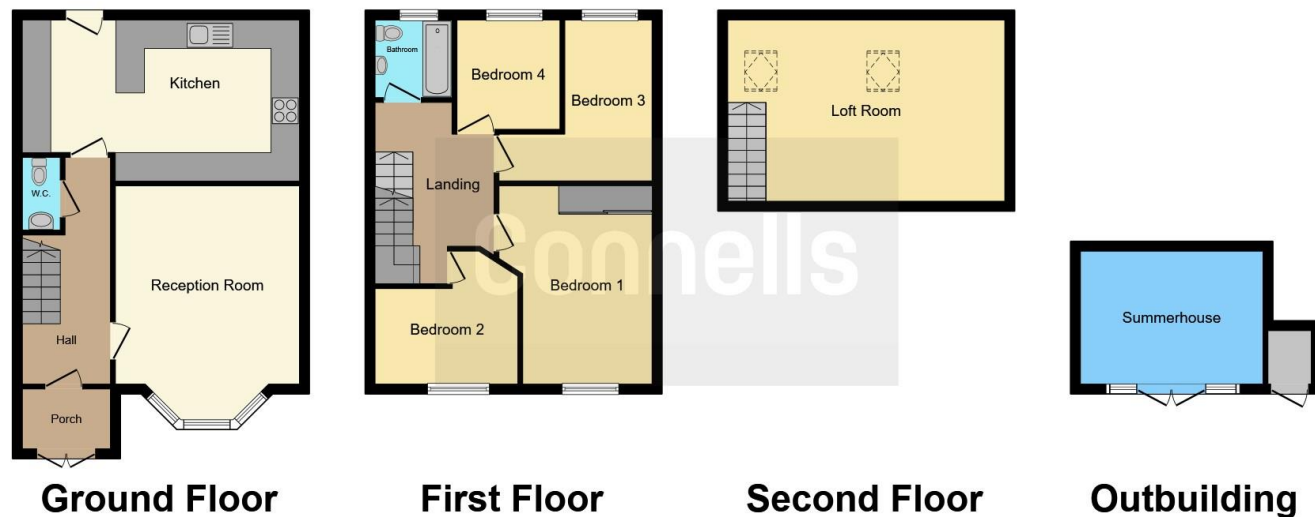












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/LEA103256](http://connells.co.uk/Property/LEA103256)



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