



**Connells**

High Road  
Leavesden Watford



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Leavesden Watford WD25 7AP

for sale offers in excess of  
**£575,000**



## Property Description

This stunning three bedroom extended semi-detached home is coming to the market for the first time in over 30 years. The property has been thoughtfully maintained by the current owners and retains unique period features throughout. Boasting two reception rooms in addition to a modern extended kitchen-diner to the rear of the house, there is plenty of space for the growing family. Downstairs, there is also a utility room and cloakroom. The property also benefits from a good-sized cellar with power and lighting, which could be converted into a unique office or study space in the future. There is also further storage in the loft space, which is already insulated and partly-boarded. To the front of the property there is also a driveway for one vehicle and side-access leading to good-sized rear garden. Perfect for commuters and families alike, this beautiful home is very close to Leavesden Green JMI School & Nursery and convenient links to the M1 & M25. There is also a Nisa just a stonethrow away and you will find a doctors surgery, dentist surgery and pharmacy all within walking distance.

### Driveway

Driveway for one vehicle and side-access to rear garden.

### Dining room

11' 11" Maximum x 10' 4" Maximum ( 3.63m Maximum x 3.15m Maximum )

Log burner and radiator.

### Lounge

12' x 19' ( 3.66m x 5.79m )

Radiator, three windows to front and window to side.

### Kitchen

18' 6" Maximum x 11' 3" Maximum ( 5.64m Maximum x 3.43m Maximum )

Window to side and rear, patio doors to rear garden, stainless steel sink and drainer, open-plan, extended, skylight, integrated fridge-freezer, cooker hood, induction hob, dishwasher and electric oven.

## Utility And Cloakroom

6' 4" x 6' 6" ( 1.93m x 1.98m )

Butler basin, boiler, bidet and W/C, plumbing for washing machine, vent for tumble dryer.

## Bedroom One

10' 10" Plus Wardrobe Space x 12' 5" ( 3.30m Plus Wardrobe Space x 3.78m )

Fitted wardrobe space, radiator and two windows to front.

## Bedroom Two

10' 10" Plus Recesses x 10' 3" Maximum ( 3.30m Plus Recesses x 3.12m Maximum )

Built-in wardrobes, radiator and window to rear.

## Bedroom Three

12' x 6' 2" Maximum ( 3.66m x 1.88m Maximum )

Fitted wardrobes, radiator and window to front.

## Bathroom

Shower cubicle, heated towel rail radiator, bath, W/C, window to rear and vanity unit basin.

## Cellar

11' 8" Maximum x 12' 7" Maximum ( 3.56m Maximum x 3.84m Maximum )

Power and lighting.

## Loft Space

Power, insulated and partly-boarded.

## Rear Garden

Lawn, patio and side-access to front driveway.



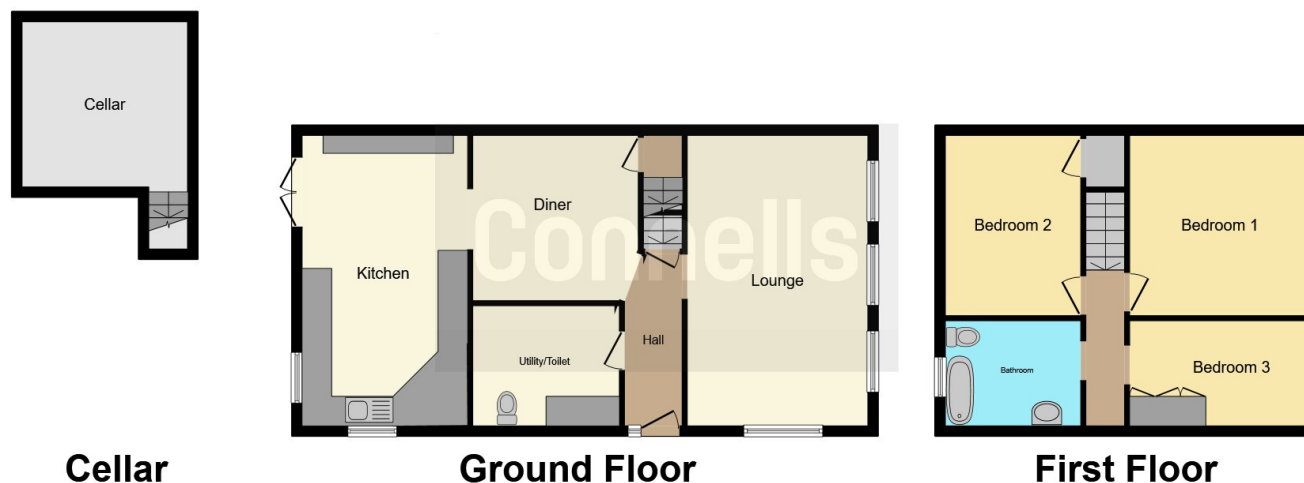












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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1 Cunningham Way Leavesden  
 Abbots Langley WD25 7NG

EPC Rating: Awaited  
 Council Tax Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEA103291](http://connells.co.uk/Property/LEA103291)**



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