

Connells

Codicote Drive WATFORD

# Codicote Drive WATFORD WD25 9QY



## **Property Description**

This property is perfect for the growing family, with a large dining room, conservatory and fitted kitchen, utility space to the side with cloakroom plus store room. All this downstairs space would be perfect for entertaining with doors off the conservatory onto a patio area of the well maintained rear garden. Upstairs off the landing are three well sized bedrooms, a family bathroom.

The paved driveway offers parking while the rear garden has a patio area laid to lawn.

Located within easy reach of major road links M1, M25 and A41, amenities and a range of the local highly regarded secondary and primary schools your early viewing is highly recommended.





## **Entrance Hall**

Front door.

## Lounge

23' 9" max x 12' 5" max ( 7.24m max x 3.78m max ) Two radiators, window, door to conservatory.

## Conservatory

17' 3" max x 9' 4" max ( 5.26m max x 2.84m max ) Window to rear, door to rear.

## Utility

23' 3" max x 4' plus recess ( 7.09m max x 1.22m plus recess )

Door to front, door to kitchen, door to WC, door to conservatory, storage space.

#### Cloakroom

WC, wash hand basin.

### Store

**First Foor Landing** 

Loft Space Boarded, insulated, lighting.

**Bedroom 1** 10' 1" x 12' 1" ( 3.07m x 3.68m ) Radiator, two windows.

Bedroom 2 10' 6" x 10' 11" ( 3.20m x 3.33m ) Radiator, window.

## Bedroom 3

8' x 9' 9" max ( 2.44m x 2.97m max ) Radiator, window.

### Bathroom

Heated towel rail, WC, two windows, bath with shower attachment, wash hand basin in vanity unit.

Outside

**Driveway** To front for 3/4 cars.

Rear Garden Lawn, patio.











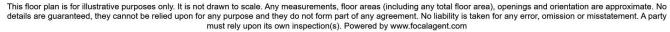






Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes





To view this property please contact Connells on

#### T 01923 674504 E leavesden@connells.co.uk

1 Cunningham Way Leavesden Abbots Langley WD25 7NG

EPC Rating: D Council Tax Band: E

Tenure: Freehold





view this property online connells.co.uk/Property/LEA103308

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### See all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk