



Connells

Austin Villas Woodside Road
Watford



Property Description

Austin Villas, Woodside Road, A charming Four-Bedroom Home with Loft Conversion, Generous Garden & Garage

Located on the edge of Abbots Langley village, this well-presented family home offers a perfect blend of space, versatility, and convenience. Just a short walk to local shops, schools, and Leavesden Country Park, the property also benefits from excellent road and rail links including the M1, M25, and nearby stations in Kings Langley, Garston, and Watford - with London reachable in under 30 minutes.

Set over three floors, the home features a welcoming front porch, two reception rooms (including one with a working fireplace), and a bright rear dining/sitting room overlooking the garden. There's scope to open this space into the kitchen and sunroom for modern open-plan living. A downstairs bathroom offers potential for a cloakroom or utility area.

Upstairs are three bedrooms and a further staircase leading to a spacious loft-converted fourth bedroom, complete with dormer window, built-in storage, and loft access.

The rear garden is arranged in two parts, ideal for entertaining and gardening. A large garage, accessible via a side road, offers potential as a home office or studio. Beyond lies an additional plot of land, suitable for extension, a vegetable garden, or peaceful retreat.

Entrance Porch

Front door.

Entrance Hall

Front door.

Cloakroom

WC, window.

Lounge

12' x 11' 1" max (3.66m x 3.38m max)

Window, radiator.

Dining Room

16' 7" max x 11' 10" (5.05m max x 3.61m)

Window.

Kitchen

11' 3" max x 8' 5" (3.43m max x 2.57m)

Fitted kitchen with wall and base units, sink with drainer, work surfaces, cooker point.

Conservatory

12' 5" x 6' 10" (3.78m x 2.08m)

Windows, radiator, patio door.

Bathroom

Bath, WC, wash hand basin, window.

First Floor Landing

Bedroom 2

9' 2" x 16' 7" (2.79m x 5.05m)

Built in wardrobes, two windows.

Bedroom 3

11' 5" x 18' 9" (3.48m x 5.71m)

Built in wardrobes, window.

Bedroom 4

8' 6" x 7' 6" (2.59m x 2.29m)

Window.

Second Floor

Bedroom 1

11' 1" x 14' 4" (3.38m x 4.37m)

Two windows, built in wardrobes, radiator.

Outside

Front Garden

Lawn.

Rear Garden

Lawn, garage.

Garage

19' 8" x 9' 10" (5.99m x 3.00m)

Door to side. two windows.

Nb

Agents Note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.









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

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: D

Tenure: Freehold

view this property online connells.co.uk/Property/LEA103301



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

Property Ref: LEA103301 - 0003