



Connells

Edson Close
Watford

Edson Close Watford WD25 7BX

for sale offers in excess of
£600,000



Property Description

Edson Close, WD25, Modern Four-Bedroom Home in excellent Family Location Located in a quiet cul-de-sac, this spacious and modern four-bedroom home is spread across three floors and offers over 1,600 sq.ft. of versatile living space.

The ground floor features an open-plan kitchen/dining area with integrated appliances and sliding doors to the garden, plus a stylish three-piece shower room. On the first floor, there's a bright living room, two bedrooms, and a sleek family bathroom. The top floor includes two double bedrooms with fitted wardrobes, including a principal suite with dressing area and en-suite.

Outside, enjoy a well-maintained garden with a patio, plus a garage with rear access and an EV charging point.

With easy access to the M1, M25, A41, and nearby schools like Leavesden Green JMI, this is an ideal family home in a convenient location.



Entrance Hall

Front door.

Cloakroom

Extractor fan, tiled wall, shower cubicle, radiator, WC, wash hand basin, window.

Lounge

14' 5" x 12' 3" (4.39m x 3.73m)

Two radiators, two windows.

Kitchen Area/ Lounge Area

14' 5" max x 25' max (4.39m max x 7.62m max)

Open plan area, two radiators, fitted kitchen comprising wall and base units, hob with extractor, laminate flooring, plumbing for dishwasher, plumbing for washing machine, space for fridge/ freezer.

First Floor

Bedroom 1

11' 2" plus recess x 14' 4" into wardrobes (3.40m plus recess x 4.37m into wardrobes)

Fitted wardrobes, two radiators, two windows.

Ensuite

Radiator, WC, extractor fan, shower cubicle, tiled walls, shaver point, sink.

Bedroom 2

14' 5" into wardrobes x 10' 4" (4.39m into wardrobes x 3.15m)

Fitted wardrobes, radiator, two windows,

Bedroom 3

6' 9" x 13' 9" (2.06m x 4.19m)

Radiator, window.

Bedroom 4

10' 4" x 7' 4" (3.15m x 2.24m)

Window, radiator.

Bathroom

Bath, extractor fan, shower unit, tiled walls, vanity unit, WC, radiator.

Outside

Loft Space

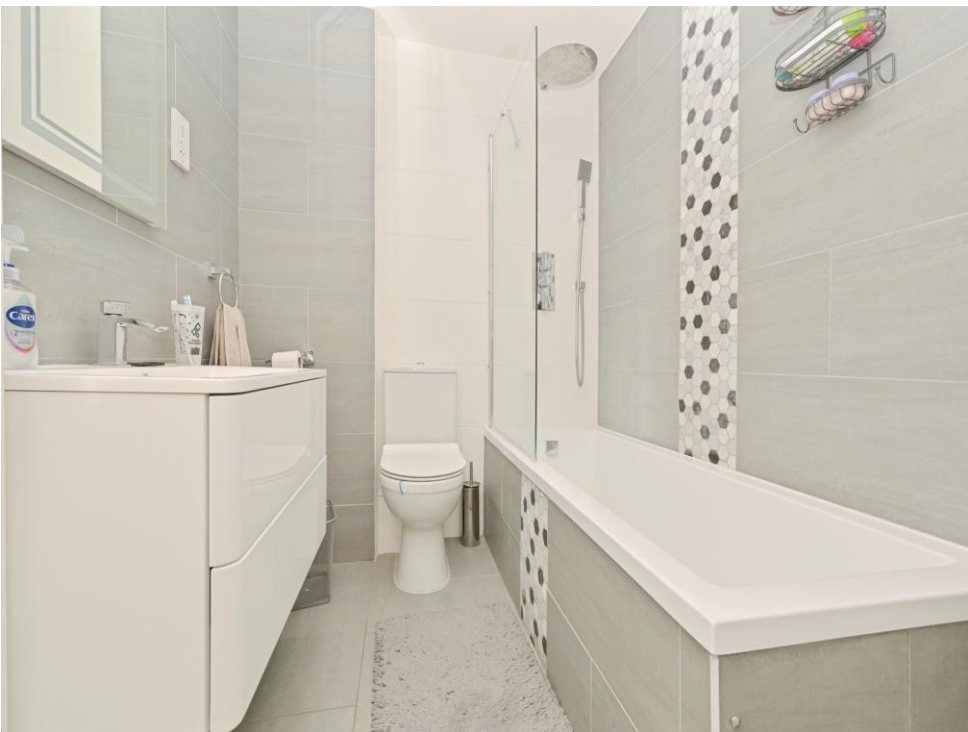
Partly boarded.

Rear Garden

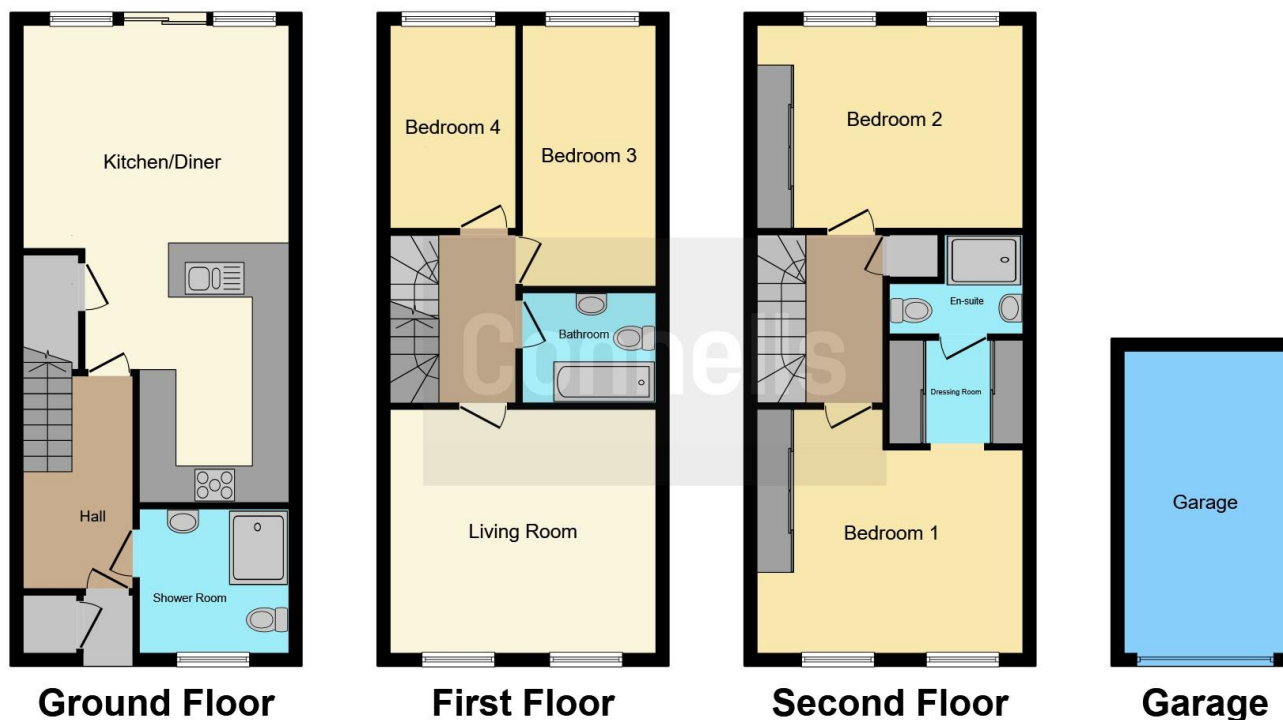
Rear access, lawn, patio.

Garage









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: E

Tenure: Freehold

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