



Connells

Offord Grove
Leavesden WATFORD

Offord Grove Leavesden WATFORD WD25 7NF

for sale offers in excess of
£520,000



Property Description

Connells are delighted to offer for sale this modern THREE BEDROOM HOUSE located in the sought-after residential area of LEAVESDEN with excellent access to major road transport links including the M1 and M25 motorways. The property is in good decorative order and boasts an en-suite to the master bedroom, a good size lounge/diner, fitted kitchen area, a downstairs guest cloakroom, well maintained rear garden and off-street parking for two cars.

Entrance Hall

Cloakroom

Downstairs WC

Lounge/ Kitchen

26' 1" max x 15' 3" (7.95m max x 4.65m)

Open plan, two radiators, range of wall and base units, stainless steel sink with drainer, cooker point and cooker hood, washing machine, BOSCH dishwasher, storage, doors to rear patio.

First Floor Landing

Access to boarded loft with ladder.

Bedroom 1

10' 3" max x 12' 10" max (3.12m max x 3.91m max)

Radiator, window.

Ensuite

Shower cubicle, extractor fan, window, WC.

Bedroom 2

10' 4" x 8' 11" (3.15m x 2.72m)

Radiator, window.

Bedroom 3

10' 4" x 4' 3" plus wardrobe (3.15m x 1.30m plus wardrobe)

Radiator, window.

Bathroom

Bath, shaver point, extractor fan, WC, wash hand basin, radiator, window.

Outside

Rear Garden

Patio area, lawn area.

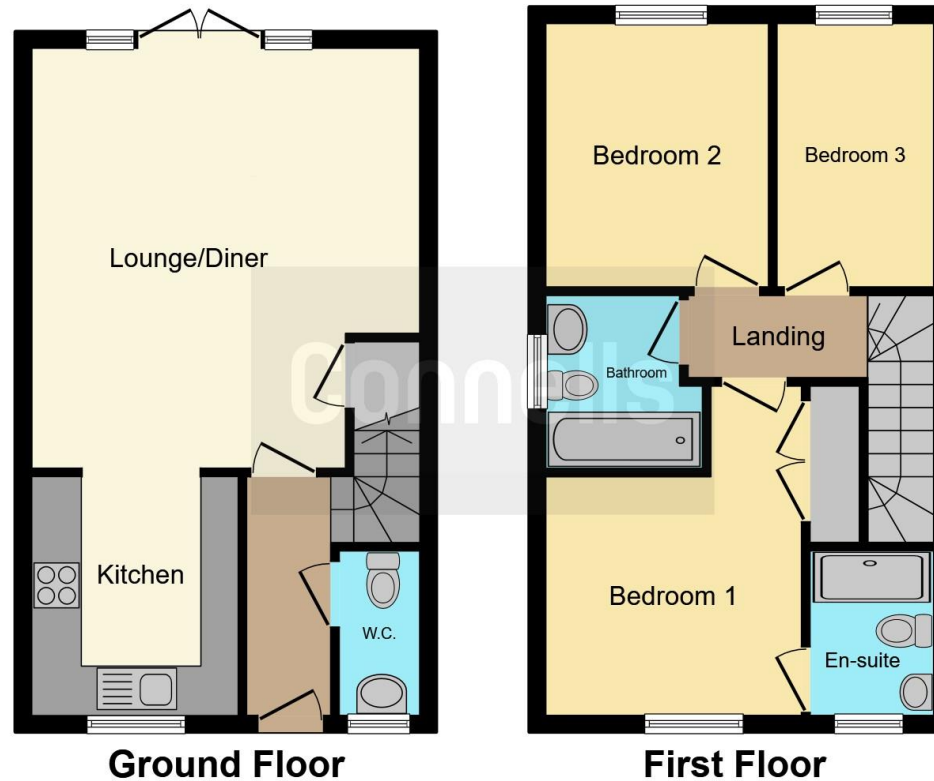
Front Garden

Off road parking.









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

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1 Cunningham Way Leavesden
 Abbots Langley WD25 7NG

EPC Rating: A Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/LEA103352



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.

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Property Ref: LEA103352 - 0005