



Connells

Cunningham Way
Leavesden WATFORD



Property Description

An Impressive and Generously Proportioned Family Home in a Sought-After Location

Situated in a quiet and prestigious development, this exceptional five-bedroom detached residence offers spacious and versatile living - ideal for larger families seeking comfort, style, and convenience.

The ground floor features a contemporary open-plan kitchen and a vast living area with views over the private rear garden - perfect for family gatherings and entertaining. A large downstairs bedroom and modern ensuite provide excellent accommodation for guests or multi-generational living.

Upstairs, you'll find four well-sized double bedrooms, including an ensuite to the master bedroom and bedroom three, as well as a stylish family bathroom. Every room has been designed with space and practicality in mind.

This home is ideally located for Leavesden Green and Parmiter's School, and just moments from the Abbotswood development offering a variety of amenities including shops, a medical surgery, and restaurants. With excellent road links via the A41, M1, and M25, commuting is easy and efficient.

This is a rare opportunity to secure a truly remarkable family home in one of the area's most desirable neighbourhoods.

Kitchen/Living Space

19' 2" x 32' (5.84m x 9.75m)

Bedroom 1

12' 8" x 13' 4" Maximum (3.86m x 4.06m Maximum)

Built In Wardrobes

Window To Front

Ensuite

Double Shower Cubicle

Window

Vanity Basin Unit

Bedroom 2

10' 5" x 11' 6" Plus Recess (3.17m x 3.51m Plus Recess)

Built In Wardrobes

Ensuite

Shower

Window

Bedroom 3

7' 7" x 10' 7" (2.31m x 3.23m)

Built In Wardrobes

Window To Rear

Bedroom 4

7' 1" x 8' 2" (2.16m x 2.49m)

Built In Wardrobes

Window To Rear

Bathroom

Bath With Shower Unit

Vanity Basin Unit

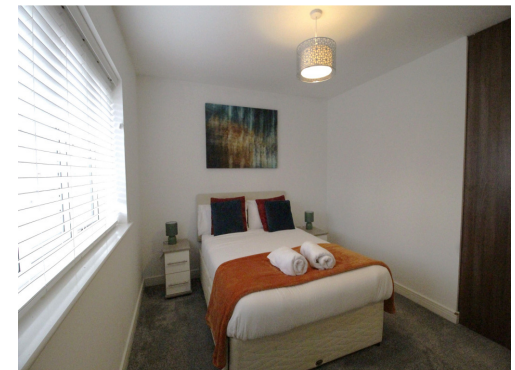
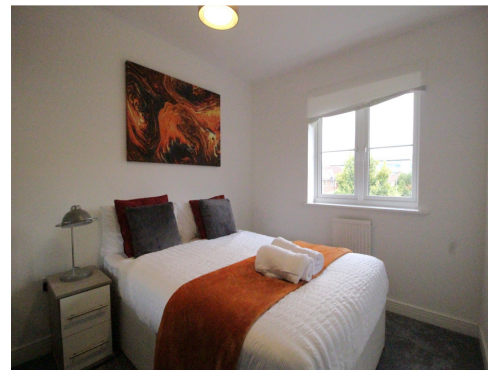
Bedroom 5

16' 1" x 9' 6" (4.90m x 2.90m)

Window To Rear

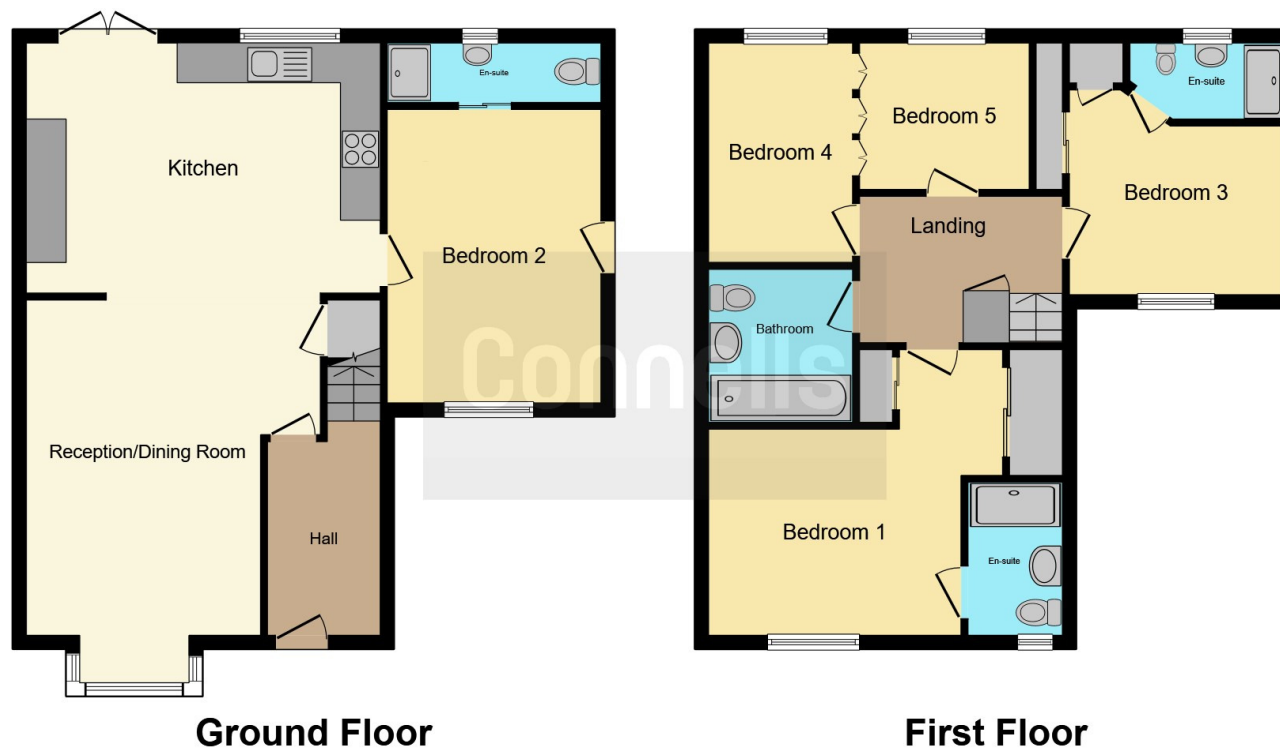
Door To Side

Ensuite









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: B Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/LEA101898



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