



Connells

Royce Grove
Leavesden WATFORD

Royce Grove Leavesden WATFORD WD25 7GB

for sale offers in excess of
£725,000



Property Description

Four bedroom family home in excellent condition throughout, situated in a quiet, modern development.

The ground floor offers a guest cloakroom, a spacious lounge area, an open plan kitchen/diner with ample storage, patio doors leading to the rear garden and a separate utility room with access to the garage/storage room and the rear garden.

The First floor offers two double bedrooms with (en-suite to the front bedroom), a family bathroom and a single bedroom.

On the Second floor you will find the bright and spacious master bedroom, complete with dressing area and 4 piece en-suite bathroom.

The property also offers a South facing rear garden extends approximately 40'. Large decked patio. Lawn area. side access.

Private Garage to the side of the property with over head shutter, light and power, can also be accessed via the utility room.

Entrance Hall

Front door.

Lounge

12' x 17' 2" max (3.66m x 5.23m max)

Dining Room

11' 5" x 8' 1" max (3.48m x 2.46m max)

Kitchen

17' 8" max x 21' 11" max (5.38m max x 6.68m max)

Utility Room

9' 7" x 4' 7" (2.92m x 1.40m)

First Floor Landing

Bedroom 1

12' x 19' 1" max (3.66m x 5.82m max)

Ensuite

8' 8" x 8' 4" (2.64m x 2.54m)

Bath with shower.

Bedroom 2

11' 4" x 10' 7" (3.45m x 3.23m)

Ensuite Shower Room

5' 1" x 4' 1" (1.55m x 1.24m)

Bedroom 3

11' 2" max x 8' 2" (3.40m max x 2.49m)

Bedroom 4

6' 9" x 8' 3" max (2.06m x 2.51m max)

Bathroom

5' 10" x 8' 6" (1.78m x 2.59m)

Outside

Front Garden

Rear Garden









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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